

OLD BRANSON HIGH SCHOOL

ANALYSIS AND COST ESTIMATES



August 20, 2012

"Buildings tell stories, if they're allowed - if their past is flaunted rather than concealed."

- Stewart Brand, "How Buildings Learn"

Special thanks to:

The citizens of Branson and the City of Branson; all of the team members, collaborators and supporters who aided in research and design of this study.

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August 20, 2012

A study prepared for the City of Branson to assist in reviewing options for the Old High School property.

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On the cover: Rendering showing a "what-if" scenario for a future use of the Old Branson High School as a community arts / media center.

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Executive Summary

This report evaluates three options for the Old Branson High School property and buildings. The three options are:

1. Retain, repair and protect the existing building
2. Remove the two story north wing and repair and protect the remaining building.
3. Remove all structures and seed the entire site.

There are numerous challenges within the building and on the property. However, the main challenge lies in the health hazards immediately present inside and outside the building, due not only to the tornado but also to conditions existing prior to the tornado. These health hazards include asbestos throughout the building, extensive mold growth and isolated structural damage; all of which preclude safe occupancy of the building at this time. Additional challenges include non-code compliant fixtures / egress and material destruction due to rain, mold and moisture exposure.

Despite the significant challenges, there also are positive opportunities for the building and site. If challenges can be overcome, the site is situated in the Thompson Addition neighborhood, one of Branson's premier historic neighborhoods, and holds the promise to enhance this area. Additionally, the site provides the opportunity for adaptive reuse or development within the city limits - an example of urban infill, as an alternative to ever-expanding urban sprawl.

Detailed in the following pages are the three aforementioned options, including estimated cost for repair and reconstruction. Additionally, at the end of the report are example building applications that fit within the three options. This report does not recommend an application. Instead, it outlines these applications as "what if" scenarios within the three options for the property to provide guidance to the City in its determination for the property's future.



Above: Existing central courtyard



Aerial Map of Site



Definitions:

Abatement - To put an end to or suppress

Adaptive Reuse - The process of adapting old structures for new purposes.

As-built - Plans and drawings that represent the dimensions of a building after construction. As-built differs from construction drawings in that they reflect dimensional changes that occur during construction.

Embodied Energy - The totality of all the energy necessary to produce and sustain a material, including but not limited to the mining, forming, manufacturing, transport and maintenance of the material to the extent of the span of its use.

HVAC - Heating, ventilating and air conditioning.

Shell Building - A term used in the building trade referring to a building or lease space that is sealed from the outside elements, but is not equipped with gypsum wall board on lease space walls, HVAC supply, lighting, electric wall outlets or plumbing fixtures, beyond what is required to maintain the building in a shell building state that discourages mold and mildew growth.

Urban Infill - The use of land that is surrounded by existing urban development.

White Box - A term used in the building trade referring to a building or lease space that is ready for tenants to custom finish to their individual needs. A white box space will include: unpainted or unfinished gypsum wallboard, HVAC supply, electric outlets, basic lighting and accessible means of egress.



Problem Statement

In October, 2011 the City of Branson purchased the building known as the “Old High School,” which is located at 300 S. 6th Street, Branson, Missouri.

Following the purchase, a study was performed to determine uses for the property, recommending that the structure holds the possibility to be reused for purposes that would complement the neighborhood. Soon after the study, a tornado struck the building on February 29th, 2012. Following tornado damage assessments, the City requested an evaluation of three options to confirm the feasibility of repairs and rehabilitation, and develop detailed cost estimates of the three options. This report addresses the three options identified by the City of Branson.



Above: Roof and structural damage from the February 29th, 2012 tornado to the two-story north wing,



Process of Analysis

This study was commissioned by the City of Branson and had guidance from City staff. The team met with staff to discuss the process and clarify the scope. The team members examined the school building as a group and individually. Then “as built” plans of the existing building were prepared so quantity take off information could be developed by the estimators.

Schematic plans of the “white box” and “what if” scenarios were developed so the estimates reflected one of the possible end uses of the building. Following the development of the plans and after meeting with City staff, the estimates of construction cost were finalized.



Above: Team members enter the gym to analyze the state of the building.

Building Construction History

The building known as the Old High School was planned and designed in 1955, but it was not the first school on the site. Prior to its construction, a 55'x115' schoolhouse sat where the west parking lot is today. It remained until shortly after a 1958 addition to the high school called for its demolition. The 1958 addition added a one-story administration wing at the northwest end, a 3 story addition running north-south, and a one-story addition east of the gym. Both the 1955 design and the 1958 addition comprise the building we see today.

Prior to the 1955 drawings, 5th Street ran north-south along the east side of the building. The drawings note that this street had never been opened however, and was to be closed by the City for use by the school. Subsequently, the street area became a parking lot for the school.



Three Options

This report details three options for the site:

Option 1: Renovate the entire building.

Option 2: Renovate the three-story and the gym, demolish the two-story wing. **Option 3:** Demolish all structures and paved areas.

Note that the first two options have been provided cost estimates for both a “shell” finish alternative and also for a “white box” finish alternative.

The shell building alternative would be structurally sound, water tight by virtue of a new sloped roof, asbestos free and mold free but little would be done to provide additional development or finishes. It would be designed with a basic HVAC system to maintain under 55% humidity to discourage mold in the unoccupied space.

The white box building alternative advances the shell by additionally providing new heat and air conditioning units (not ducted), new windows, fire sprinklers, smoke and fire alarms, exit lights, panic hardware, an elevator shaft, ADA modifications, insulated windows over the entire exterior, basic plumbing to restrooms and new added electrical capacity.



Above: Existing courtyard and main entry

Option 1 – Renovate the entire building

This option would correct structural issues and water leaks, remove the asbestos, remove the mold and lead paint (if found), provide limited heat and air conditioning to minimally control interior temperature and generally stabilize the building for future use.

This alternative, as well as Option 2 discussed later, aligns with values of the Thompson Addition neighborhood. "The neighborhood still feels the building, in some form, has value....They hope that we can save the school and make it more valuable." -Branson Mayor Raeanne Presley¹



Above: Option 1 existing conditions



Above: Option 1 rendering showing new roof over building and asbestos panels replaced with new double-pane windows and stucco wall finish.

Option 2 - Renovate the three-story wing and the gym, remove the two-story wing

In this option the tornado damaged two story wing would be demolished and removed from the site. The remaining building would be stabilized as in Option 1 above. This would have the benefit of opening the courtyard and entrance to a view from West College Street as well as increasing its area.

The remaining building would be retained. This would entail replacing the curtain wall and roof. The curtain wall would be replaced with a stucco wall except the west side of the wing would be replaced with insulated glass. The gymnasium exterior finishes contain asbestos and would be replaced with stucco.

This option could be accomplished in phases as long as the unfinished areas are secured from areas that are in use. Phasing the building from a shell building state to a white box state allows construction to follow demand for building occupancy. On the other hand, bringing the building entirely to a white box state at once precludes future construction cost increases, as well as avoids delay of construction and allows faster occupancy when a user or tenant is identified.



Above: Option 2 rendering showing two-story wing removed, opening up views from College Street into the existing courtyard with the White Oak tree.

Option 3 - Remove the entire building and restore the site

Portions of the building which could be safely buried (such as concrete, concrete block and brick) would be buried on site as a controlled fill. The fill placement and compaction would be monitored by an independent soils engineering firm so that the finished site could be built upon in the future without removing fill.

The entire site would be covered with topsoil after the fill is placed. The materials that cannot be buried on site (such as wood, glass, doors and drywall) would be recycled or removed to a legal landfill. The site would finally be seeded with grass.



Above: Option 3 removes the building, parking and structures, and seeds the site with grass. The photograph above shows the lower grass area in the foreground and the existing old high school in the background.



Comparison of estimated costs for the three options (see detailed estimates in appendix)

Option 1a – Renovate entire building to a “shell” building state \$958,621
Option 1b – Renovate entire building to a “white box” state \$2,892,162

Option 2a – Renovate three-story building and gym to a “shell”
 Building state \$574,827

Option 2b – Renovate three-story building and gym to a
 “white box” state \$1,973,556

To either option 2a or 2b add cost of removal of two-story wing..... \$257,390

Site work – To options 1b and 2b add costs to finish grade and
 develop parking\$248,443

Option 2c – Restore three-story building to a shell building state
 and restore gym, stage and support spaces to active use \$1,713,384

Site work – To option 2c add costs to finish grade and
 develop parking\$248,443

Option 3 - Demolition and removal – Demolish all structures, cap
 utilities at street, fill site with controlled fill, haul off unsuitable
 material, install topsoil, finish grade and hydro-seed per plans
 including work by excavator and general contractor\$475,881

Notes to estimates:

- Prevailing wage rates have been used for all labor except the demolition and removal labor which is paid through the insurance settlement.
- Asbestos abatement for the entire building is within each option above.
- Concrete, concrete block, brick and asphalt will be buried in controlled fill on site.
- Demolished wood, glass, doors, drywall etc. will be removed to a landfill.

Cost estimates in summary :

The cost estimate to white box the entire building including site work is estimated to be **\$3,140,605**

The cost to remove the two-story north wing, then white box the remaining building and provide site work as required is estimated to be **\$2,479,389**

The cost to remove the two story north wing, shell the three story classroom wing and restore the gymnasium and stage to use including site work as required is estimated to be **\$2,219,217**

The cost to demolish the building, re-grade and seed the site is estimated to be **\$475,881**

Until more detailed plans are prepared a 10 - 15 percent contingency should be added to the above estimates.



Matrix: Decision Criteria

		OPTION 1: RENOVATE FULL FACILITY	OPTION 2: PHASED RENOVATION / DEMOLITION OF TWO STORY WING	OPTION 3: DEMOLITION OF FACILITY / PREP FOR REDEVELOPMENT
CRITERIA	MOLD REMEDIATION	X	X	X
	ASBESTOS ABATEMENT	X	X	X
	NEW ROOF (OVER TWO STORY WING)	X		
	NEW OR REPAIRED ROOFING	X	X	
	REMOVE BOILER	X	X	X
	INSTALL NEW AIR CONDITIONING	X	X	
	CODE COMPLIANT PARKING	X	X	
	ADA COMPLIANT ACCESSABILITY UPGRADES	X	X	
	RENOVATED PLUMBING	X	X	
	UPGRADE ELECTRICAL SERVICE	X	X	
	SUPPLY PROJECT WITH NEW GAS LINES	X	X	
	PLANT LANDSCAPING PER CITY REQUIREMENTS	X	X	
	LEAST INITIAL COST			X
	MOST AMENITY FOR COMMUNITY		X	

The Challenges

The challenges to be overcome on both the property and within the building are sourced from two influences - those before the tornado, and those after. Additionally, assigning a use to the building or site that aligns with both City ordinances and the International Building Code requires that the new use is compatible with the neighborhood. Combined, these challenges pose difficulties that must be overcome before the existing building, or new site use, is ready for occupancy.

Foremost of concern is the extensive distribution and disparate types of health hazards that exist in the building. Some of the health hazards have existed for many years, and others are a result of the tornado. Eliminating these health hazards involves a combination of abatement, remediation, or demolition and removal.

Asbestos

The existing school was designed in 1955. A commonly used building and insulating material at the time of construction was asbestos. Sunbelt Environmental Services entered the building on July 26th, 2012 and observed asbestos in floor tiles throughout the building, on the ceiling (popcorn texture), in the exterior wall panels, as sheathing on pipes where they are exposed and on the pipe fittings that go into walls. According to a report prepared for the Branson School District, asbestos is found in the building in the following forms:

- Vinyl floor tile and the mastic under it
- Exterior wall Transite panels (Yellow panels)
- Exterior Cem-bestos panels on the gymnasium exterior wall
- Acoustical treatment on ceilings ("popcorn" texture)
- Boiler and boiler pipe insulation
- Linoleum floor covering

Our team asked Sunbelt Environmental Services to walk through the building with the recommendations from the School District Report and offer an estimate of the cost to remove the asbestos. Their estimate is \$175,000.

We recommend that all the asbestos be removed to minimize a potential health concern as well as eliminate an asbestos-image problem for the building in the minds of potential tenants and members of the public. However, ultimately the feasibility of removing the asbestos can only be determined by the City itself.



Above: Asbestos pipe-wrap throughout the building.

Encapsulation of certain types of asbestos in the building was analyzed. Particularly, we examined the possibility of encapsulating the asbestos-covered boiler and asbestos exterior paneling on the gym. In consultation with Sunbelt Environmental Services, the boiler room would require cautionary signage posted on the exterior brick walls of the boiler room, removal of doors to the room, and the creation of an airtight room around the boiler. Cost estimates indicate any cost savings resulting from not removing the asbestos on the boiler would be neutralized by the cost of encapsulation and the development and maintenance of a management plan and manager. Additionally, the boiler room, if not removed, would preclude the improvement of parking on the southeast side of the building. Keeping any asbestos requires that the building owner establish an asbestos management plan that is reviewed on a reoccurring basis, by a designated asbestos management plan manager.

Retaining the exterior wall panels on the gym that contain asbestos was also reviewed. Estimates provided by Sunbelt Environmental Services reveal that abatement of all of the asbestos panels amounts to an approximate cost of \$12,870. Nearly half of the panels are on the gym. If these panels were retained, it might yield a savings of half of the \$12,870 removal cost. However, if a panel was retained and damaged during building occupancy by tenants or the public, it would have to be abated in an approved manner.



Above: Exterior wall paneling (yellow: Transite, white: Cem-bestos) made with asbestos.

The Department of Health and Human Services (DHHS), the World Health Organization (WHO), and the EPA have determined that asbestos is a human carcinogen.² The EPA states that asbestos exposure increases the risk of developing lung disease, and symptoms may take many years to develop after exposure.³ One of the risks of asbestos lies in exposure to breathing air containing asbestos fibers. According to the Agency for Toxic Substances & Disease Registry, exposure may occur when asbestos materials are disturbed in some manner, releasing particles into the air. Small diameter fibers may remain suspended in the air for long periods of time.⁴



Above: "popcorn-texture" ceiling in classrooms contains asbestos.



Above: "popcorn-texture" ceiling containing asbestos in hallway.

In addition to posing a health hazard, asbestos also has a history of litigation. A RAND Corporation study found that asbestos litigation is the longest-running mass tort litigation in the United States.⁵ Through 2002, nearly 730,000 persons who had asbestos exposure have brought claims against approximately 8,400 businesses, with an equal number of future claims likely.

OSHA regulates protection of both demolition workers and the surrounding environment during asbestos removal. The demolition workers must be protected to limit exposure. The asbestos materials must be removed in a manner that also limits exposure of asbestos to the environment around

the building. Afterwards, the asbestos is placed in special containers and taken to a designated site for storing these materials. If the building is to be retained, removal of asbestos requires the replacement of the purpose for which it was installed. For instance, where it is used for fire rating, it must be replaced with a material specified as equal to or greater than the fire resistance rating designated by the building code.

Mold

Extensive mold growth exists in the building. It is possible that some mold existed prior to the tornado. Yet most of it undoubtedly began growing after the tornado damaged the roof structure, introducing moisture into the interior environment and facilitating growth. Mold is most serious in the west end of the two story wing.

The Centers for Disease Control has determined that mold is a public health problem and can cause fungal allergy and respiratory infections or worsen certain illnesses such as asthma.⁶

Similarly, a 2003 Yale University Department of Medicine study suggests that early life exposure to mold may increase the risk of asthma in children.

Testing methodologies are available to assess the type of mold growth in an environment. Molds grow in many types and can vary in toxicity. Despite the differences in mold, health experts recommend removing any mold regardless of the type.

Remediation of mold most commonly involves cleaning the surface upon which it grows, but can also involve complete removal of the surface. The CDC recommends remediation workers wear a mask with a minimum rating of N-95, including goggles, rubber boots and rubber gloves.⁷

A contractor trained in mold remediation should be employed to remove mold from any surfaces that remain.



Above: Replace panels on exterior with extensive mold growth. Remove mold growth on concrete surfaces, both interior and exterior. Remove or repair interior walls and surfaces with mold growth.

It is known that mold grows as a result of the introduction of high humidity and moisture into an environment, and thus can have a direct impact on the air occupants breathe. Indoor air quality is a specific metric and goal for all buildings seeking LEED certification





Above: Black mold growth in the two-story north wing.

and is increasingly recognized as being important to both occupant health and comfort.

In addition to the health hazard posed by mold, it also can contribute to the degradation of the material integrity where it grows. Mold destroys the surface as it grows on organic materials. Such materials include wood, fabric, wallboard, paper surfaces and certain paints.

In many instances, mold growth in buildings has exposed building owners to litigation. The Insurance Information Institute reported a 300 percent increase in mold related lawsuits from 1999 to 2002.⁸ These lawsuits have ranged from alleged mold-related illness to mold-related property damage. The cases have involved building tenants, owners, customers and employees.⁹



Above: Mold growth on the ceiling and carpet in the two-story north wing.



Lead Paint

A definitive assessment of the presence of lead in the building should be conducted.

Lead paint was common to mid-century buildings such as the old high school, prior to its ban in 1978. The National Institute of Environmental Health Sciences asserts that early life exposure to lead may explain increases in the risk of hypertension, cardiovascular disease, diabetes, schizophrenia and neurodegenerative changes in later years.¹⁰

Where lead paint is identified but in good condition (not peeling or dusting) it can be covered up with new lead-encapsulant paint or wallpaper. The exception is where it is on surfaces which rub against each other (doors and operable windows) or where children can chew on it (such as on stair railings). In those cases it should be removed and the surfaces repainted. Lead paint is toxic if ingested or inhaled.

Lead paint can be removed by several means. Wire brushing, wet hand scraping, wet sanding, power sanding with HEPA filters and heat stripping are common methods of legally removing lead paint. Lead-safe certified contractors must be used.

Tornado Structural Damage



Above: Tornado damage to the north wing with the roof separated from the walls.

The February 29th, 2012 tornado that swept through Branson did not spare the Old Branson High School. The north wing sustained extensive roof damage. Closer inspection reveals that the structural integrity of certain parts of the building are compromised to an extent that the building should not be publicly occupied until the structural problems are corrected.

Structural engineer Tom Edelman visited the site twice to view the structural damage. He observed that the roof on the north two-story wing had been lifted up and then released to fall back onto the walls. The walls were out of plane when the roof came back down, thus they were trapped into that condition by the weight of the roof when it returned.

The columns and beams in the outside (north) wall are now out of plumb and probably have compromised connections. The steel bar joists are obviously bent and

have broken connections in some visible locations. The only way to know the extent of the broken connections would be to remove the roof. If it is desired to retain this wing, then the roof needs to be removed to expose the bar joists and their connections for examination. We would expect to find that the metal pan deck is also warped - however that cannot be observed until it is exposed.

Most of the tornado damage occurred to the west end of the two story wing. Here, parts of the roof construction were separated from the wall. In addition, the roof was damaged to a level that allows rain and debris to enter into the interior spaces. The City has installed temporary tarps over the roof to limit exposure of the interior to the elements. However, the mold in this portion of the school is so extensive that it would be difficult to work in this area until the mold is abated.

The tornado damage should be a strong criterion for determining whether to retain the north wing or demolish it. This report provides cost estimates for both options.



Above: North facade of the two-story north wing.

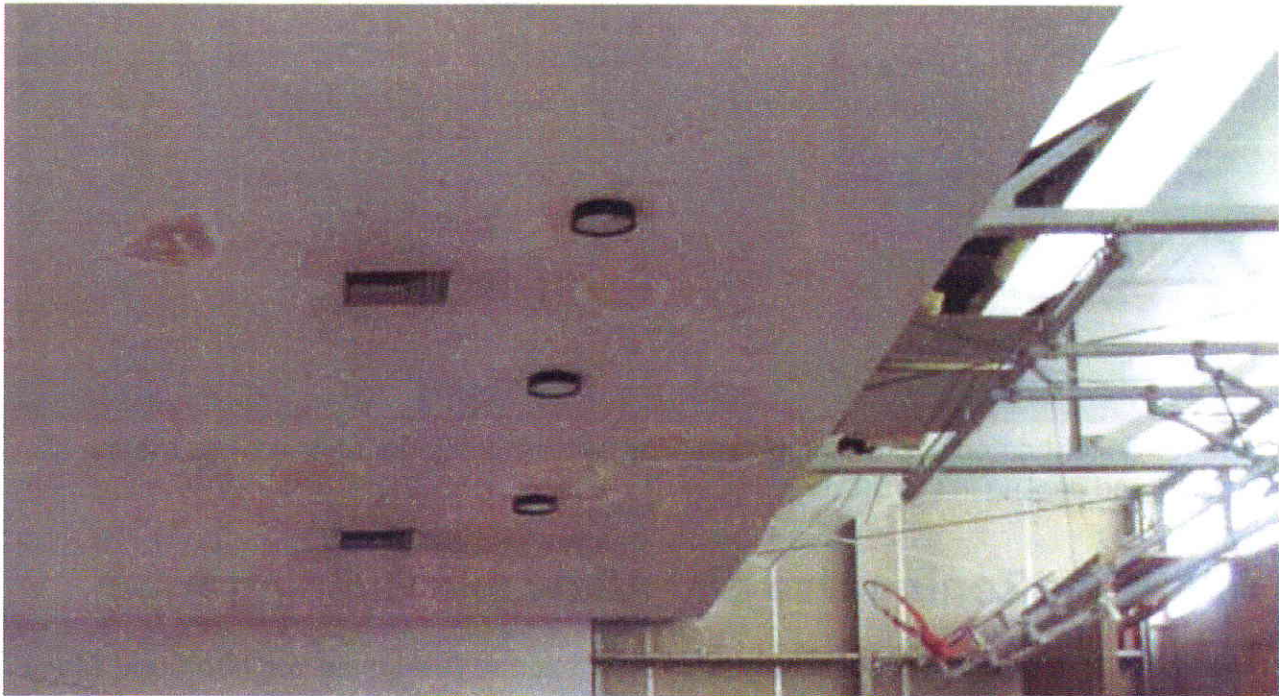
Disposal of Controlled Materials

Whether the building is renovated or demolished, all materials must be disposed of properly. The asbestos that is removed must be bagged and taken to an approved disposal facility. Any lead paint that is discovered can either be covered over with other materials, such as gypsum board (drywall) or must be disposed in an approved facility, such as the Black Oak facility in Hartville, Missouri.¹¹



Water Damage

Surfaces inside the building have been damaged by water infiltration from leaks in the roof and walls. Water damage has been observed throughout the North wing and in other locations throughout the building. Some water damaged materials can be easily fixed, such as water staining on concrete. Other materials will be more difficult to repair, and may require removal and replacement.



Above: discolored circular spots on the ceiling indicate evidence of roof leaks in the gym.



Above: Window air conditioners.

Mechanical Systems

There are two separate HVAC systems in the building. One, for heating, is a system of radiators connected to a boiler. Two, for cooling, is a series of window air conditioner units. The window air conditioners are not in fully operational condition, and do not provide adequate cooling for any future lease space requirements.

Rooftop mounted multi-zone units would be the most effective system to provide heat and air conditioning to the white box and final floor layout. The multi-zone units would initially be ducted to supply each major area of a tenant's space and each zone would have its own thermostat. This design would allow

the building to be conditioned and protected until the final construction is completed. Approximately 180 tons of capacity is required to condition the entire building. In the white box application the ducts would merely extend into each major space. When the exact plan and use of each space is further defined the ducts would be extended to serve the final room layout.



Above: Boiler-heated wall radiators and window air conditioner units are the means of heating and cooling in the building.

Allowable Zoning Use and Allowable Building Area

The Old Branson High School is located in an R3 zoned residential neighborhood which means that there are restrictions upon the possible uses for the structure.

Other than single family housing, special uses may be granted by the Planning and Zoning Commission. Special uses that may be considered are parks, playgrounds, schools, libraries, golf courses, agricultural uses and churches.

Additionally there are restrictions upon housing, such as a minimum lot size (7,500 s.f.) and minimum setbacks of 25 feet front and rear yards and 5 foot side yards.

Option 2, wherein the two story portion of the building is removed, could have rooms devoted to arts classes such as weaving, sculpture, drawing, music, operation of sound equipment or dance classes, for example. Thus the hybrid structure illustrated in this report could be considered a community arts education facility.

The calculated allowable area per IBC 2009 - 506.1 through 506.3 is 56,187 s.f. per floor as an educational use with a construction type 2B. The actual area is only 22,240 s.f. per the largest floor area. Thus the use as a "school" of the arts would be allowable.



The Opportunities

The opportunities for this site are numerous and range from those that keep the building, to those that envision the building removed. The themes among the opportunities discussed below are a respect for the site's history, a reflection of its values and a concern for the immediate neighborhood. The core opportunity for the site is to preserve its memory while also enhancing the neighborhood of the present.

The Old Branson High School has a direct tie to a large number of Branson residents. Many of the City's citizens were educated within these walls. They participated in plays, created works of art, developed musical talents, learned the three "R's", played sports and took meals together on a daily basis. Within this building the community's children were taught to become contributing members of society - and to this day, the community owes much of its success to the teachers and mentors who brought up and taught the children of Branson. Winston Churchill said, *"We shape our buildings, and afterwards our buildings shape us."* There is a deep and storied memory to this site - a memory that has shaped the very lives of Branson's children.

Whether the building is renovated, or whether the building is removed, the memory of this place should be respected and celebrated. If all the joys, insights and discoveries experienced by the children of this site were encapsulated into a single moment of triumph, it might reverberate up and down the entire White River Valley for all to hear. It could be said that the sum of a community is comprised of the greatest moments from its history.

If so, the learning that took place on this site surely counts among the most important.

If capturing the memory of place is critical, then there have been myriad ways that communities have celebrated local history. The opportunity for remembering the history of this site lies in some tangible, experiential reminder. This reminder can take form of the building itself, in an element of the site that is retained or transposed, or in the creation of an on- or off-site narrative recounting the site's history.



Above: View of The Old High School looking east.

Preserving Memory - The Building

The most visible reminder of the site's history is the building itself. Although it contains the many challenges detailed earlier, retaining the building would reinforce the respect the community has for it. Its brick walls suggest permanence. Its classrooms suggest the "seat of learning." Its gymnasium and stage suggests a community that reveres the arts. It is not hard to imagine a future use for this building, such as a center for arts or continuing education, which would provide a thread of continuity for learning at this place. Stewart Brand, author of the book "How Buildings Learn" writes, "buildings tell stories, if they're allowed - if their past is flaunted rather than concealed." Schools have many stories to tell. It is in their nature. Similarly, the children (now adults) educated here undoubtedly have stories to tell about this school, too.



Above: White Oak tree.

Preserving Memory - The Courtyard White Oak Tree

Reflecting and respecting the memory of the site might be embodied by preserving unchanged certain elements of the site or building. For instance, the old oak tree that grows in the building's central courtyard might be a rallying point for reflection. Much like the Liberty Tree on the Lake Taneycomo waterfront was an important icon for of the City, this tree may hold such reverence for the people educated on this site. In fact, this old tree is specifically called out on the construction documents from 1955 as both existing prior to construction, and as an essential tree to protect during construction, excavation and fill on the site.

Preserving Memory - The Stone Wall

Another element of historical significance is the stone wall west of the central courtyard. Although further substantiation is needed, the construction documents for the school suggest this stone was retained from the original stone schoolhouse that pre-dates the current high school building. Retaining or reusing this stone in some way would link the present not only to the high school, but also to the original schoolhouse erected on this site. One possibility is to use the stone to build a short, protective wall around the old White Oak tree.

Preserving Memory - Gym Floor

Some communities have sought to preserve the memory of their own demolished schools by selling, or donating pieces of the gym floor to members and organizations of the community. These pieces of wood become visual reminders of basketball games, volleyball games and important transitional moments in one's life, such as graduation ceremonies. In fact, Branson won the state basketball championship in 1955 (v. Warrensburg) and 1958 (v. Thayer) (John E. Chase, coach.) If it is decided to demolish the building, reclaiming these boards would save them from the recycling bin, or, at the very least, might allow some of the boards to be retained as souvenirs while the rest is resold to the construction market or recycled. If the building is restored, the gym floor should be retained. In the interim it needs to be cleaned and protected.



Above: Gym floor

Preserving Memory - Community Input

The above ways to preserve the memory of the site and activity contained on it are surely not the only means of doing so. If the best use of the site was determined to consist of demolishing some or all of the building, community representatives could have vital input on what parts of the facility were, and are, significant for preservation or relocation. This input should factor into whatever is determined as the best course of action.

Encouraging Urban Infill

Critical to combating urban sprawl is the identification and reuse of sites and buildings within the existing limits of the city. Sites such as these are often known as urban infill sites. They can either consist of buildings already built upon them, or may be vacant lots surrounded by commercial or residential zones.

Urban Infill is advantageous for several reasons. Sites within the city limits already have utilities such as sewer, electric, gas and water along their perimeter. Furthermore, many sites already have utility service on the property. That is the case with the Old High School. Another advantage to urban infill is that sites within the city are near people and services that form a relationship with the site. For instance, any use that would occur on the Old High School site is within walking distance to residential areas as well as neighborhood markets and shopping amenities. Urban infill sites also set a positive example of appropriate urban growth. Setting an example communicates that the building owner values walkable and more livable communities.



Above: The Old High School is situated in a developed urban landscape, affording connections to pre-existing utilities, and is walkable to housing and shopping venues.

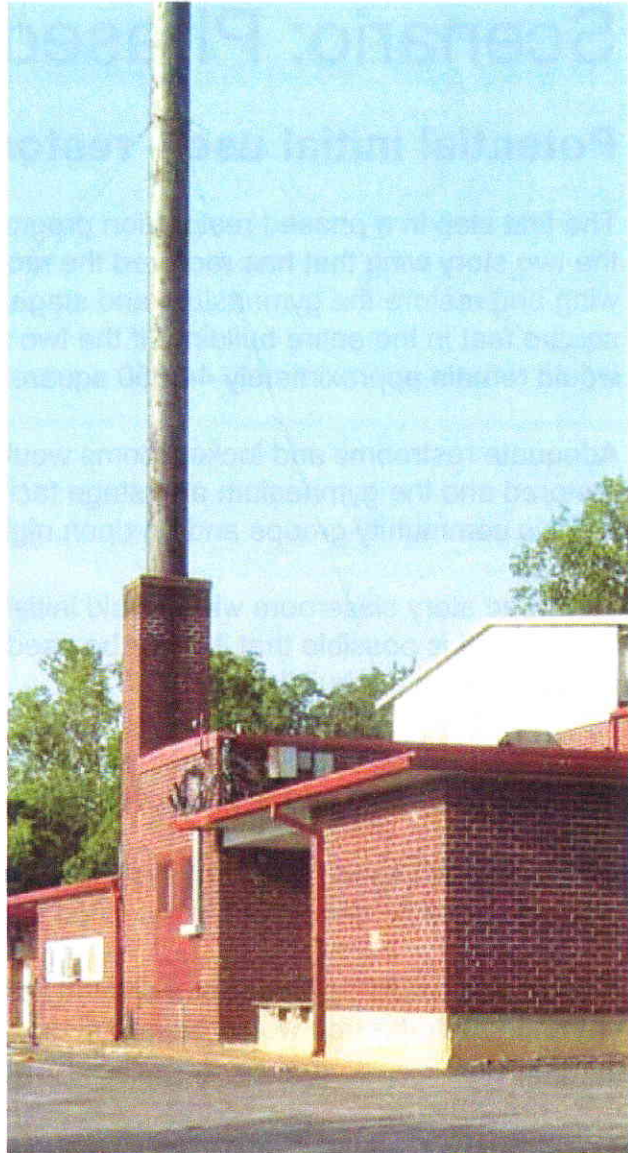
Adaptive Reuse and/or Recycling

The old High School building presents an opportunity for adaptive reuse. The term adaptive reuse came into prevalence during the emergence of the preservation movement as a response to urban renewal projects in the mid-twentieth century.

Urban renewal proponents advocated demolishing old buildings to make way for sleek, modern designs. Many of these old buildings were hazards to the public, with structural problems resulting from decades of neglect. However, the urban renewal movement also razed many grand old buildings that gave their neighborhoods a certain character and charm. Preservationists seek to restore buildings that not only show some degree of craftsmanship, but also have been shown to enhance the neighborhood.

Adaptive reuse also maintains what is known as the embodied energy of an existing structure. This is an important environmental consideration. Embodied energy refers to all of the energy resources used to make the materials of the building - everything from the electricity used in the manufacture of the building materials, to the petroleum consumed by the vehicles that deliver them to the site. All told, an enormous amount of energy has been consumed to form the windows, bricks, steel beams, copper pipes and concrete that make up the building. A building can be thought of as a giant energy consumer that starts consuming energy when materials such as copper are extracted from the earth, and continues as coal is burned to keep the lights on. Demolishing the building sends much of the material to the landfill. The second largest portion of landfill waste is composed of building debris.¹²

Despite the significant embodied energy of the building, if it is demolished, not all of it necessarily must be discarded. Some of the building could be recycled. For instance, the iron in the boiler could be recycled and used again and the copper pipes that are throughout the building might be attractive in today's market. Furthermore, some of the building material, such as crushed concrete, could be saved from the landfill by burying it on site as fill. As such, not all of the embodied energy of the building must go to waste.



Above: Recyclable materials include iron from the boiler, copper pipes and wiring.



Scenario: Phased Restoration

Potential initial use – restored gymnasium and stage

The first step in a phased restoration program could be the demolition and removal of the two story wing that has received the most tornado damage, shell the three story wing and restore the gymnasium and stage to use. There is approximately 55,600 square feet in the entire building. If the two story building would be removed there would remain approximately 44,050 square feet of building floor area.

Adequate restrooms and locker rooms would be restored, the front offices would be restored and the gymnasium and stage facility could be used as arranged by the City for various community groups and on open nights by individuals.

The three story classroom wing would initially be shelled and protected until a use is identified. It is possible that it could be used as a small business incubator with little modification to the building.

Adequate parking could be developed on site due to the removal of the two story wing and the boiler room on the back of the building.

An appropriate sound and light system could be installed over the stage and chair storage would be developed in the West end at the lower level.

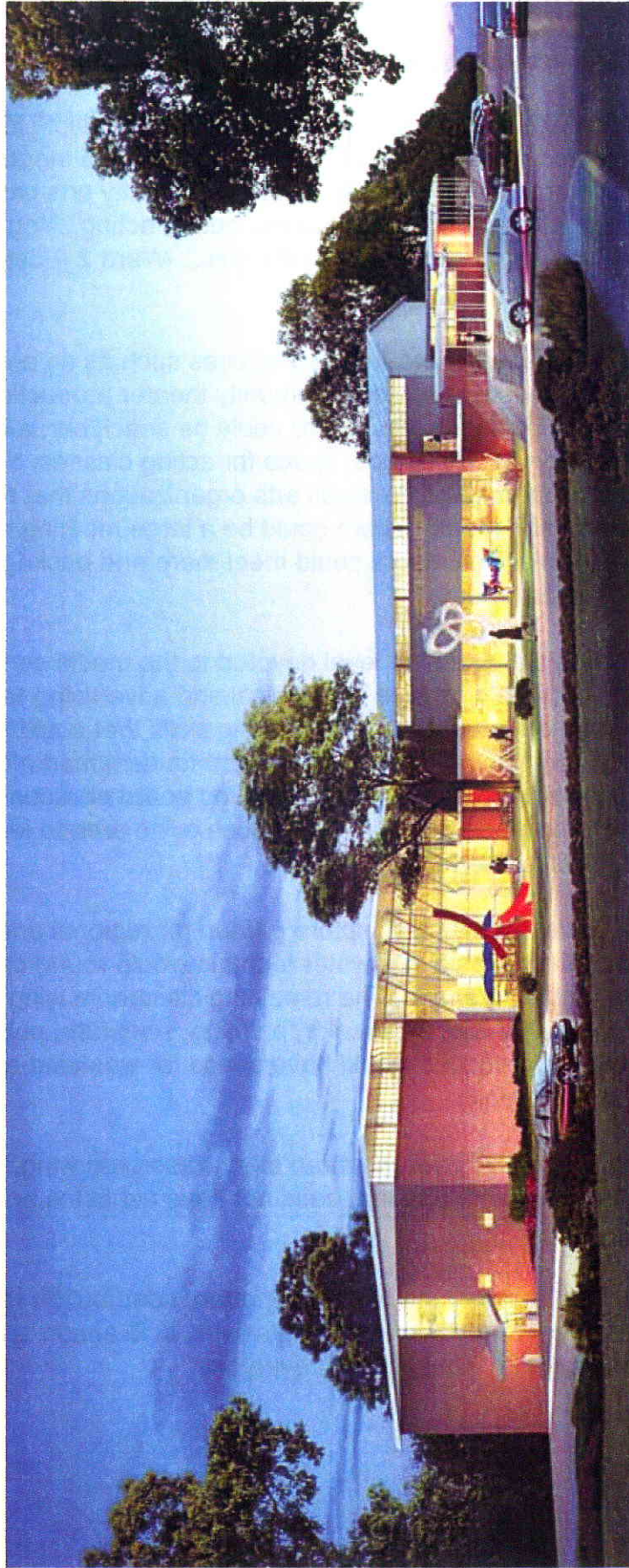
A courtyard would be developed around the old White Oak tree and the existing entrance near the tree would be improved and utilized as the main entrance to the gymnasium.

Potential end use - Community Arts / Media Center

A potential second phase of the phased restoration scenario could be an arts and media center. Although Branson has a thriving community of world-class artists - painters, sculptors, musicians and performance artists, there is no central hub where the community can come together and celebrate the arts. Many communities have found that such a facility serves as a catalyst to support and promote the arts, developing a thriving arts scene. Two comparable arts and media centers that are within a day's drive or less are the Creamery Arts Center in Springfield, Missouri and the Kiowa County Media Center in Greensburg, Kansas. The "what-if" scenario detailed below envisions such a center as an end-use for retaining the Old Branson High School.

Option 2, which removes the two story portion of the building, would leave ample space for a unique Community Arts and Media Center. The function of the center would be to provide space for discovering the arts through education and practice of art based

Community Arts / Media Center



Above: Rendering shows the two-story wing removed, opening up views to the courtyard and White Oak tree. The courtyard becomes a sculpture court showcasing sculptures created by community artists. Looking out on the courtyard are classrooms for art and media classes, a possible art gallery, a multipurpose space / sports court in the old gym, and offices.

talents. Space for the arts and art organizations would be available.

This proposal builds upon ideas presented by the community. Multiple ideas for the use of this space were presented at a March 29th, 2012 neighborhood meeting, including using portions of the building as a YMCA or to house community arts classes. "There could be classes for theatrical lighting, sound, piano, guitar, acting...You can just imagine all the creative classes for a community like this." -Ward 2 Alderwoman Cris Bohinc.¹³

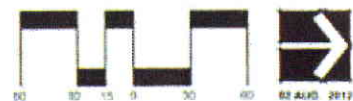
The gymnasium could be renovated into a variety of uses such as an area with removable seating for stage events such as community theater productions, ballet dancing, a string quartet performance, etc. There could be snack bar, a community artists gallery, classrooms for art workshops, space for acting classes, ballet instruction etc. There could be an incubator office for small arts organizations that need office space for just a few hours each month. There could be a large meeting room for groups to plan art festivals and events. Volunteers could meet there and packaging and mailing could take place in that room.

The gymnasium could have a mezzanine level devoted to the media center function. The media center would be a training area for musical and advertising technology. The media workshops would be oriented toward developing skills that could be used to find jobs in, and to provide support to the music industry and tourism marketing. There could be workshops such as learning to operate a sound board or recording studio equipment. Perhaps there could be a small radio station or an area to learn about making commercials and advertisements.

The courtyard could be developed as a sculpture garden for regional and national sculptors. Benches, umbrella tables and a water fountain would round out the courtyard with the White Oak tree providing shade. The remaining classroom wing could be used for fine arts classes such as drawing, watercolor, painting, sculpture, pottery, creative writing etc. The sculpture court outside would have space for weekend art demonstrations and fine art exhibits.

A new sloped roof would be added over the three story classroom wing. The existing window wall would be replaced with one that does not have asbestos and has insulating glass.

Such a cultural center could make a unique and important contribution to the Branson community. There are so very many talented people living in Branson and a space for them to display work and to learn would benefit everyone.



General Design, Inc. Local Project Contact: 1000 W. Ross, Hwy 66, Branson, Mo. 617.224-9999
 Yung Design Group 112 West Adams Street #102, Branson, Mo. 617.328-8228
 Boyce Excavating, Inc. 203 South Main Street, Branson, Mo. 617.336-2886
 Cornerstone Building Services 128 Westmaine Road, Suite B, Branson, Mo. 617.327-8641
 Crocker Engineering 1111 East Brady Lane, Springfield, Mo. 417.862-4658
 Edelman Engineering 5630 E. Village Lane, Springfield, Mo. 417.862-8188
 Rozell Engineering 1404 State Highway 138 N.E. Branson, Mo. 417.324-4141

OLD BRANSON HIGH SCHOOL
 Future Use Feasibility Study
 Branson, Missouri

**ARTS/MEDIA
 CENTER**

Brief Case Studies: Springfield Creamery Arts Center and Kiowa County Media Center

The Creamery Arts Center has developed as an arts hub in the City of Springfield. As an example of adaptive reuse, this building was rescued from demolition and sits in the active and thriving area of Springfield adjacent to the downtown ballpark and Jordan Valley Park. As a former creamery, the building's charm lies in its brick facade, its central locale and the kinetic activity of children and arts advocates learning and making. It is co-owned by the city, managed by the Springfield Regional Arts Council and houses arts classrooms, an art gallery, a Zen sculpture garden, offices for the Springfield Symphony Orchestra, Missouri Literary Festival and outreach spaces for organizations like Care to Learn. As such, it is an active and thriving space for the community to come together to celebrate and learn about the arts.¹⁴



Above: Springfield Creamery Arts Center

The Kiowa County Media Center came to fruition after the devastating tornado that swept through Greensburg, Kansas in 2007. After the tornado, the town needed a means of disseminating information to the community as well as ground a place for the community to come together. What resulted was the Media Center, which has a mission to "promote and foster education and training related to environmental preservation, community journalism, media, and the visual and creative arts..."¹⁵ The media center holds classes on communication technology and includes a television studio, sound studio, radio studio (including working radio station) and editing offices. With these amenities, members of the community have developed skills in the media arts that can be applied for the betterment of the community.

Conclusion

This report provides data to give guidance to the City in making a decision that benefits the community. To these consultants, the effort to repair the tornado damaged two story wing would not seem to be feasible. The damage is extensive and the extra square footage is not needed. However either of the remaining two options (renovate the 3 story wing and gymnasium or demolishing the building and restoring the site) are feasible.

It is also important to realize that the cost estimates given herein for developing a white box condition would not be the final costs. Additional work would be required to finish out the spaces to the intended use, customized to individual tenants or specific, as yet unprogrammed spaces.

Appendix

Section 1: Itemized cost estimates

Section 2: Photographs of existing conditions. Section 3: Architectural plans of the three options. Section 4: Site survey

Section 5: Team biographies

Section 6: References

Option 1a

DATE	ESTIMATE	CONTRACT
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1-000 GENERAL CONDITIONS

1.001	'TRASH	-	\$18,000.00	
1-002	TOILET		\$2,000.00	
1-003	TEMP UTILITIES		\$2,500.00	
1.004	SUPERVISION		\$30,000.00	
1-005	OVERHEAD		\$30,000.00	
1006	GENERAL LABOR		\$6,000.00	
1-007	PUNCH WORK	,	\$364.00	
1-008	BUILDERS RISK		\$2,104.00	
1-009	ENGINEER & TEST		\$33,000.00	no lead testing
1.010	ASBESTOS ABATEMENT		\$175,000.00	
1.011	PERMITS & FEES		not in bid	
1-012	ARCHITECT			

2-000 SITEWORK

2-020	RENTAL EQUIPMENT		\$11,000.00	
2.022	DEMO		\$45,750.00	

6.000 FRAMING

6-090	JFRAME MAT/LAB		\$27,500.00	
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7.000 THERMAL MOISTURE

7-	GUTTERS		\$7,815.00	
7-	ROOFING MAT/Lab		\$368,750.00	
7.074	ROOFING DEMO		\$76,000.00	

14406 PLUMBING

14001	'PLUMBING	I	\$6,250.00	I
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15100 HVAC

15101	IHVAC	I	\$4,375.00	
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16.000 ELECTRICAL

'15-001	'ELECTRIC	I	\$10,000.00	
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Elevator

Shaft

\$37,500.00

'SUBTOTAL:

\$895,908.00

1

/8-001 'CONTRACTORS MARGIN:

\$62,713.56

I

ITOTAL:

\$968,621.56

No water, electric, or hvac in building

Option 1b

DATE

ESTIMATE

CONTRACT

1-000 GENERAL CONDITIONS

1.001	TRASH	1	\$18,000.00	
1.002	TOILET		\$2,000.00	
1.003	TEMP UTILITIES		\$2,500.00	
1.004	SUPERVISION		\$97,500.00	
1.005	OVERHEAD		\$97,500.00	
1-006	GENERAL LABOR		\$5,000.00	
1-007	PUNCH WORK		\$219.00	
1-006	BUILDERS RISK		\$6,347.00	
1-009	ENGINEER & TEST		\$33,000.00	no lead testing
1.010	ASBESTOS ABATEMENT		\$175,000.00	
1-011	PERMITS & FEES		not in bid	
1-012	ARCHITECT			

2.000 SITEWORK

2-020	RENTAL EQUIPMENT		\$25,000.00	
2.022	DEMO		\$45,750.00	

6.000 FRAMING

6.090	JFRAME MATILAI3		\$27,500.00	
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7-000 THERMAL MOISTURE

7-070	GUTTERS		\$7,815.00	
	Windows			\$185,000.00
7.073	ROOFING MATfLab		\$368,750.00	
	Sheetrock		\$43,750.00	top floor
	Insulation		\$34,325.00	top floor
7-074	ROOFING DEMO		\$78,000.00	

14.000 PLUMBING

14-001	'PLUMBING	I	\$150,000.00	I
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15.000 HVAC

15-001	I HVAC	I	\$562,500.00	I
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16.000 ELECTRICAL

16-001	'ELECTRIC	I	\$487,500.00	I
	Fire			
	Sprinklers		\$212,500.00	
	Elevator			
	Shaft		\$37,500.00	
	ISUBTOTAL:	I	\$2,702,956.00	I
18-001	'CONTRACTORS MARGIN:		\$189,206.92	I
	I TOTAL:		\$2,892,162.92	

Option la

ESTIMATE

CONTRACT

GENERAL CONDItIONS

TRASH	\$16,000.00	
TOILET	\$600.00	
TEMP UTILITIES		
SUPERVISION	\$17,500.00	
OVERHEAD	\$17,500.00	
GENERAL LABOR	\$4,500.00	
PUNCH WORK	\$295.00	
BUILDERS RISK	\$1,262.00	
ENGINEER & TEST	\$33,000.00	no lead testing
CONTINGENCY		
PERMITS & FEES	not in bid	
ARCHITECT		

SITework

RENTAL EQUIPMENT	\$9,500.00	
DEMO	\$45,750.00	
MASONRY		
BRICK MATLAB	\$10,000.00	
BLOCK MATLAB	\$1,900.00	

FRAMING

FRAME MATIAB	I-	\$22500.00
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THERMAL MOISTURE

GUTTERS	\$6,190.00	
Demo Roofing	\$45,000.00	
ROOFING MAT/LAB		\$240,000.00
STOREFRONT GLASS	\$5,600.00	

PLUMBING

PLUMBING	\$6,250.00	
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HVAC

HVAC	\$4,375.00	
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ELECTRICAL

ELECTRIC	\$10,000.00	I
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Elevator

Shaft	\$37,500.00	
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SUBTOTAL:	\$537,222.00	
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CONTRACTORS MARGIN:	\$37,605.54	
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TOTAL:	\$574,827.54	
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Option 2b

ESTIMATE		CONTRACT
GENERAL CONDITIONS		
TRASH	\$18,000.00	
TOILET	\$1,850.00	
TEMP UTILITIES	\$2,300.00	
SUPERVISOR	\$65,000.00	
OVERHEAD	\$65,000.00	
GENERAL LABOR	\$6,500.00	
PUNCH WORK	\$125.00	
BUILDERS RISK	\$4,330.00	
ENGINEER & TEST	\$33,000.00	no lead testing
CONTINGENCY		
PERMITS & FEES	not in bid	
ARCHITECT		
SITEWORK		
RENTAL EQUIPMENT	\$22,000.00	
DEMO	\$45,750.00	
MASONRY		
BRICK MATERIAL	\$10,000.00	
BLOCK MATERIAL	\$1,900.00	
FRAMING		
FRAME MATERIAL	\$22,500.00	
THERMAL MOISTURE		
GUTTERS	\$6,190.00	
Windows	\$86,250.00	
Shostrock	\$31,250.00	top floor
Insulation	\$25,000.00	top floor
Demo Roofing	\$45,000.00	
ROOFING MATERIAL	\$240,000.00	
Fire		
Sprinklers	\$91,250.00	
PLUMBING		
PLUMBING	\$128,750.00	
HVAC		
HVAC	\$450,000.00	
ELECTRICAL		
ELECTRIC	\$405,000.00	
Elevator		
Shaft	\$37,500.00	
SUBTOTAL:	\$1,844,445.00	
CONTRACTORS MARGIN:	\$129,111.15	

TOTAL: \$1,973,556.15

Option 2c

ESTIMATE		CONTRACT
GENERAL CONDITIONS		
TRASH	\$18,000.00	
TOILET	\$1,850.00	
TEMP UTILITIES	\$2,300.00	
SUPERVISION	\$57,500.00	
OVERHEAD	\$57,500.00	
GENERAL LABOR	\$3,500.00	
PUNCH WORK	\$154.00	
BUILDERS RISK	\$3,800.00	
ENGINEER & TEST	\$33,000.00	no lead testing
CONTINGENCY		
PERM ITS & FEES	not in bid	
ARCHITECT		
SITework		
RENTAL EQUIPMENT	\$22,000.00	
DEMO	\$45,750.00	
MASONRY		
BRICK MAT/LAB	\$10,000.00	
BLOCK MAT/LAB	\$1,900.00	
FRAMING		
FRAME MAT/LAB	\$32,500.00	
Railing	\$18,000.00	
Outside Door	\$25,000.00	
THERMAL MOISTURE		
GUTTERS	\$8,190.00	
Stucco	\$35,500.00	
Gym Floor	\$22,580.00	
Windows	\$127,470.00	
Sheetrock	\$31,250.00	top floor
insulation	\$25,000.00	top floor
Demo Roofing	\$45,000.00	
ROOFING MAMAS	\$240,000.00	
Fire		
Fire Alarm	\$4,500.00	
Fire extinguisher	\$800.00	
Knox Box	\$250.00	
Sprinklers	\$91,250.00	
PLUMBING		
PLUMBING	\$96,250.00	
HVAC		
HVAC	\$205,000.00	
ELECTRICAL		
ELECTRIC	\$300,000.00	
Elevator		
Shaft	\$37,500.00	
SUBTOTAL:	\$1,601,294.00	

CONTRACTORS MARGIN:	\$112,090.58	<u>1</u>
TOTAL:	\$1,713,384.58	1

Don't have Boyce Bid
No Bond in Bid

Tom Boyce Excavating, Inc.

P.O. Box 331

Branson, MO 65615

PH: (417-335-2589) - FAX: (417-335-2383)

PROPOSAL

Submitted to
General Design 1000
US Hwy 65 Branson,
MO 65616

Job Name
Branson Old High School
Demolition
Proposal
August 1, 2012

IDESCRPTION	QTY.	UNIT	PRICE	GROSS AMT.
Asbestos Abatement & Removal	1	LS	\$ 183,750.00	\$ 183,750.00
Freon & HVAC Removal	1	LS	\$ 3,500.00	\$ 3,500.00
Orange Safety Fence Site Perimeter	1,850	LF	\$ 2.00	\$ 3,700.00
Disconnect Existing Utilities	1	LS	\$ 1,250.00	\$ 1,250.00
Demo Existing Building	1	LS	\$ 136,950.00	\$ 136,950.00
Demo Existing Concrete Footings, Slabs, & Walls	1	LS	\$ 26,180.00	\$ 26,180.00
Strip Topsoil On Lower Lot For Fill Placement	1	LS	\$ 1,800.00	\$ 1,800.00
Move Place & Compact Concrete Products Left From Demo To Lower Lot	1	LS	\$ 36,256.00	\$ 36,256.00
Import & Place 4" Topsoil On Entire Site	112,000	SF	\$ 0.35	\$ 39,200.00
Hydro Seed Entire Site	147,000	SF	\$ 0.05	\$ 7,350.00
Geo Tech Compaction Testing	1	LS	\$ 1,200.00	\$ 1,200.00

Exclusions:

1. City, State, and County Permits
2. Survey & Staking
3. Relocation of Existing Utilities

TOTAL

441,136.00

TERMS: Not 30 days

NOTICE TO OWNER

FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429 RSMo. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED ON THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOU PAYING FOR LABOR AND MATERIAL TWICE. IF CONTRACTOR OBTAINS THE SERVICES OF AN ATTORNEY FOR ANY PROCEEDING RELATING TO THIS BID/INVOICE, THEN THE CUSTOMER SHALL PAY ALL ATTORNEYS' FEES AND COURT COSTS INCURRED BY CONTRACTOR. THIS PROPOSAL SUBJECT TO CHANGE IF NOT ACCEPTED WITHIN THIRTY (30) DAYS OF DATE STATED ABOVE.

Accepted By: _____

Prepared By: _____

Date _____

Date _____

Tom Boyce Excavating, Inc.

P.O. Box 331

Branson, MO 65615

PH: (417-335-2589) - FAX: (417-335-2383)

PROPOSAL

Submitted
to General Design <u>1000</u>
US Hwy 65 Branson,
MO 65616

Job Name
Branson Old High School
Partial Demolition
Proposal
August 1, 2012

DESCRIPTION	QTY.	UNIT	PRICE	GROSS AMT.
Asbestos Abatement & Removal	1	LS	\$ 183,750.00	\$ 183,750.00
Freon & HVAC Removal	1	LS	\$ 3,500.00	\$ 3,500.00
Orange Safety Fence Demo Perimeter	600	LF	\$ 2.00	\$ 1,200.00
Disconnect Existing Utilities	1	LS	\$ 1,250.00	\$ 1,250.00
Demo Existing Building	1	LS	\$ 43,200.00	\$ 43,200.00
Demo Existing Concrete Footings, Slabs, Walls & Haul Off Site	840	CY	\$ 25.25	\$ 21,210.00
Import & Place 4" Topsoil On Demo Area Only	8,200	SF	\$ 0.35	\$ 2,870.00
Hydro Seed Demo Area	8,200	SF	\$ 0.05	\$ 410.00

Exclusions:

1. City, State, and County Permits
2. Survey & Staking
3. Relocation of Existing Utilities

TOTAL

257,390.00

TERMS: Net 30 days

NOTICE TO OWNER

FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429 RSMo. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED ON THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOU PAYING FOR LABOR AND MATERIAL TWICE.

IF CONTRACTOR OBTAINS THE SERVICES OF AN ATTORNEY FOR ANY PROCEEDING RELATING TO THIS BID/INVOICE, THEN THE CUSTOMER SHALL PAY ALL ATTORNEYS' FEES AND COURT COSTS INCURRED BY CONTRACTOR. THIS PROPOSAL SUBJECT TO CHANGE IF NOT ACCEPTED WITHIN THIRTY (30) DAYS OF DATE STATED ABOVE.

Accepted By: _____

Prepared By: _____

Date _____

Date _____

Tom Boyce Excavating, Inc.

P.O. Box 331
Branson, MO 65615
PH: (417-335-2589) - FAX: (417-335-2383)

PROPOSAL

Submitted

to General Design
1000 US Hwy 65
Branson, MO 65616

Job Name

Branson Old High School
Site Grading - Art & Media Center
Proposal August 13,
2011

DESCRIPTION	QTY.	UNIT	PRICE	GROSS AMT.
Install Erosion Control - Silt Fence	900	LS	\$ 3.00	\$ 2,700.00
Clear & Remove Trees From Site	1	LS	\$ 3,350.00	\$ 3,350.00
Strip & Stockpile Topsoil	825	CY	\$ 3.00	\$ 2,475.00
Site Grading	1	LS	\$ 32,500.00	\$ 32,500.00
Import, Place, & Compact Fill Material	1,881	CY	\$ 14.00	\$ 26,334.00
Install Curb Inlets	8	Each	\$ 2,500.00	\$ 20,000.00
Install 24" Storm Drain Pipe	500	LF	\$ 50.00	\$ 25,000.00
Install New Water Service to Building	75	LF	\$ 30.00	\$ 2,250.00
Install New Fire Service to Building	75	LF	\$ 50.00	\$ 3,750.00
Install New Sewer Service to Building	125	LF	\$ 40.00	\$ 5,000.00
Fine Grading	1	LS	\$ 4,450.00	\$ 4,450.00
18" Concrete Curb & Gutter	1,800	LF	\$ 12.50	\$ 22,500.00
Asphalt Paving - 4" Base, 2" Bit Base, & 2" Asphalt Surface	4,222	SY	\$ 22.00	\$ 92,884.00
Site Cleanup & Curb Backfill Using On Site Material	1	LS	\$ 5,250.00	\$ 5,250.00
Exclusions:				
1. City, State, and County Permits				
2. Survey & Staking				
3. Relocation of Existing Utilities				
4. Topsoil, Seeding, & Landscaping				
5. Rock Removal				
6. Geotech Soil Testing				
7. Removal or Replacement of Unsuitable Materials				

TOTAL

\$ 248,443.00

TERMS: Net 30 days

NOTICE TO OWNER

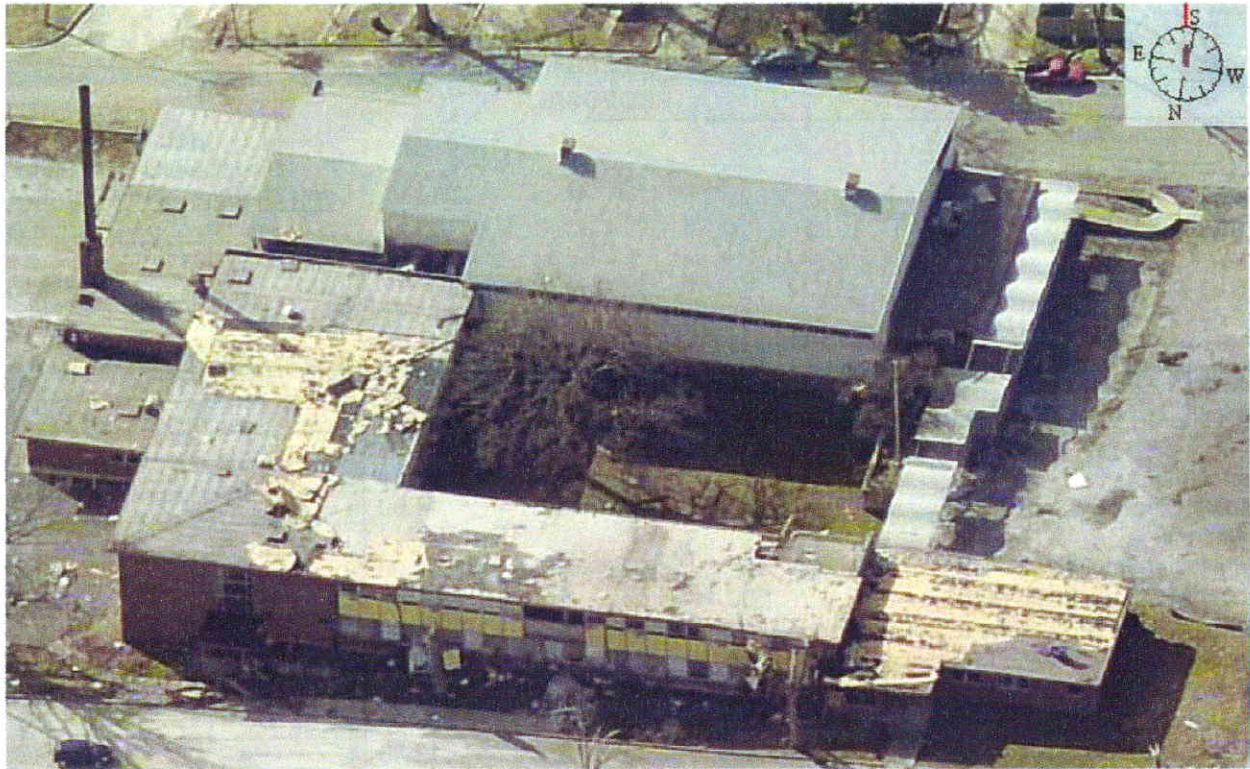
FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429 RSMo. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED ON THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOU PAYING FOR LABOR AND MATERIAL TWICE. IF CONTRACTOR OBTAINS THE SERVICES OF AN ATTORNEY FOR ANY PROCEEDING RELATING TO THIS BID/INVOICE, THEN THE CUSTOMER SHALL PAY ALL ATTORNEYS' FEES AND COURT COSTS INCURRED BY CONTRACTOR. THIS PROPOSAL SUBJECT TO CHANGE IF NOT ACCEPTED WITHIN THIRTY (30) DAYS OF DATE STATED ABOVE.

Accepted By: _____

Prepared By: _____

Date _____

Date _____



Repair or replace roofing and roof structure.



Aerial photo of February 29th tornado damage



Replace doors with code-compliant hardware. (may include panic hardware, automatic closers, ADA compliant handles.)



Repair and replace window and window frames.



Replace fixtures, railings and handrails with ADA and code compliant fixtures.



Replace fixtures, railings and handrails with ADA and code compliant fixtures.



Above: water and structural damage in the two story north wing.



Above: Extensive mold growth on interior surfaces.



Above, below: Tornado damage to the two-story north wing lifted the roof off the walls.





Above: South edge of Old High School property.



Above: Exterior and interior view of existing main entry



Above: Lower parking area, looking south.





Above: Upper parking area looking north.



Above: Current state of gym.





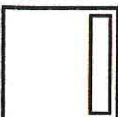
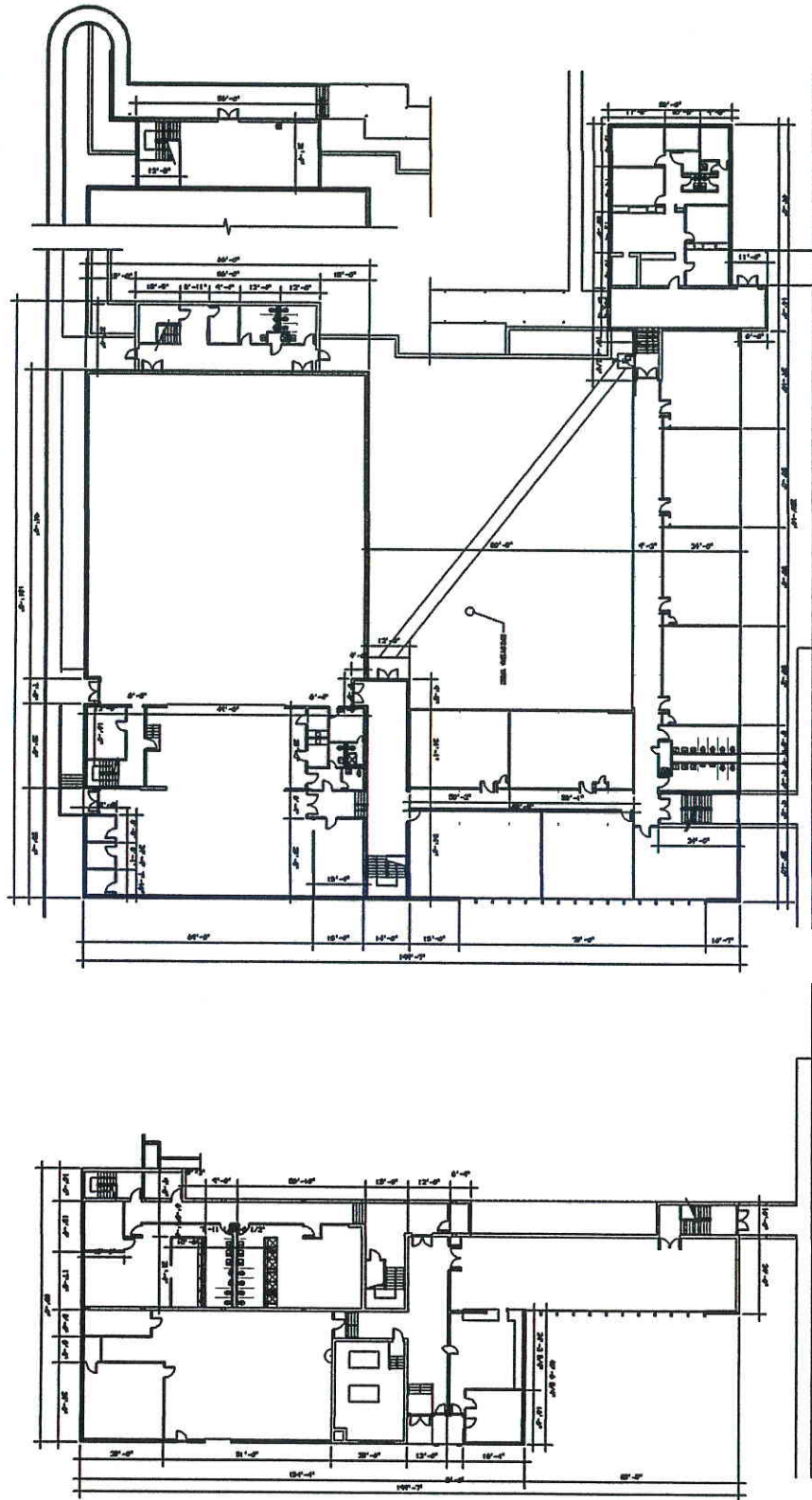
Above: Asbestos pipe-wrap throughout building.



ENTRY ABV.

1ST FLOOR EXIST'G BLDG.

GROUND FLOOR EXIST'G BLDG.

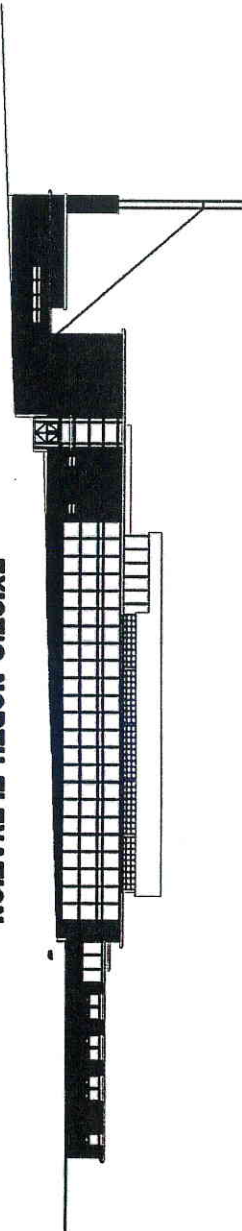


General Design, Inc. - Lead Project Control - 2200 E. 1st. St., Branson, Mo. 65602-2200
 Yang Design Group
 Joyce Excavating, Inc.
 Commercial Building Services
 Crocker Engineering
 Kohnen Engineering
 Russell Engineering
 2200 E. 1st. St., Branson, Mo. 65602-2200
 2200 E. 1st. St., Branson, Mo. 65602-2200
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OLD BRANSON HIGH SCHOOL
 Future Use Feasibility Study
 Branson, Missouri

AS-BUILT PLANS

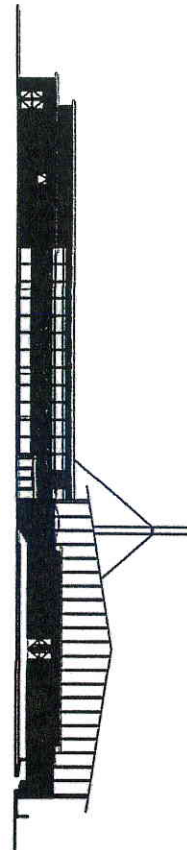
EXIST'G NORTH ELEVATION



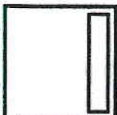
REVISED NORTH ELEVATION



EXIST'G WEST ELEVATION



AS-BUILT ELEVATIONS

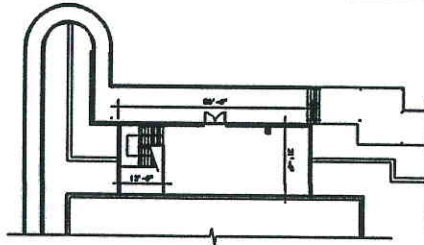


General Design, Inc. - Lead Project Control - 3330 E. So. Hwy. 64, Branson, Mo. 477-625-0200
 Ying Design Group
 Boyce Excavating, Inc.
 Cornerstone Building Services
 Crocker Engineering
 Schuman Engineering
 Rensell Engineering
 3330 E. So. Hwy. 64, Branson, Mo. 477-625-0200
 333 West Adams Street 455 Branson, Mo. 477-625-0200
 250 Rockaway Road, Branson, Mo. 477-625-0200
 333 Rockaway Road, Branson, Mo. 477-625-0200
 333 Rockaway Road, Branson, Mo. 477-625-0200
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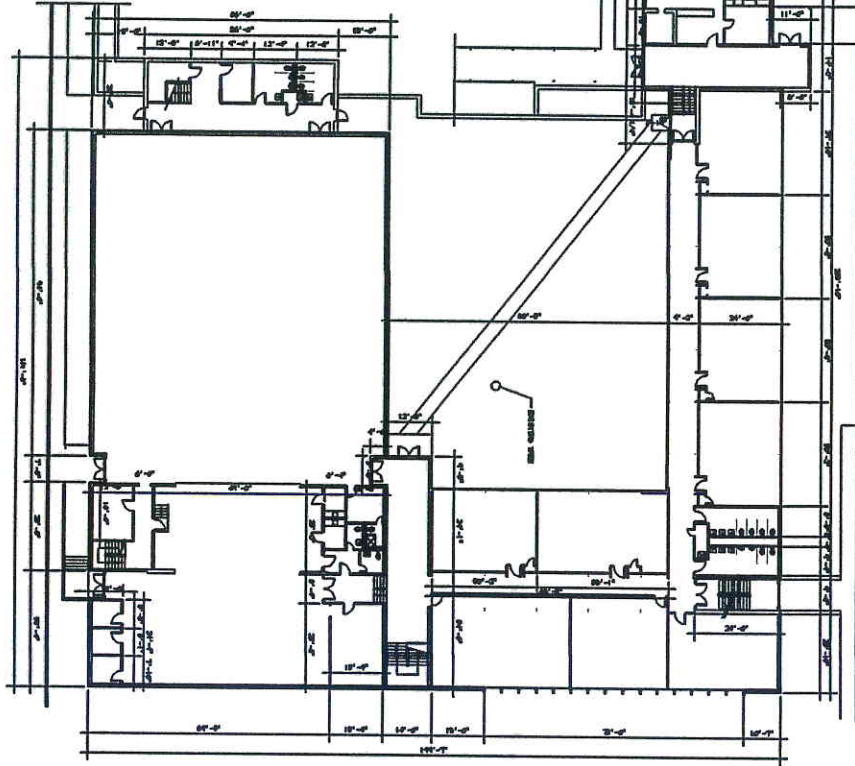
OLD BRANSON HIGH SCHOOL
 Future Use Feasibility Study
 Branson, Missouri

AS-BUILT ELEVATIONS

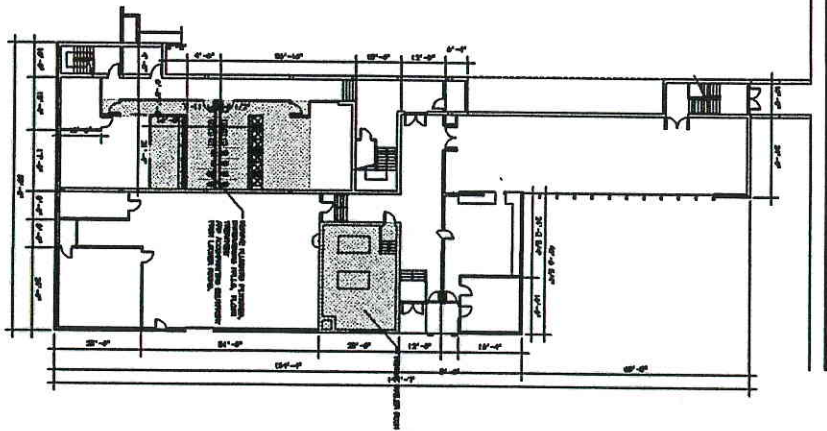
DETAIL 1A
SCALE: 1/8" = 1'-0"
ENTRY ABOVE



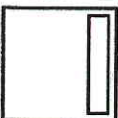
DETAIL 2A
SCALE: 1/8" = 1'-0"
FIRST FLOOR PLAN



DETAIL 3A
SCALE: 1/8" = 1'-0"
GROUND FLOOR



REHAB. EXISTING - WHITE BOX

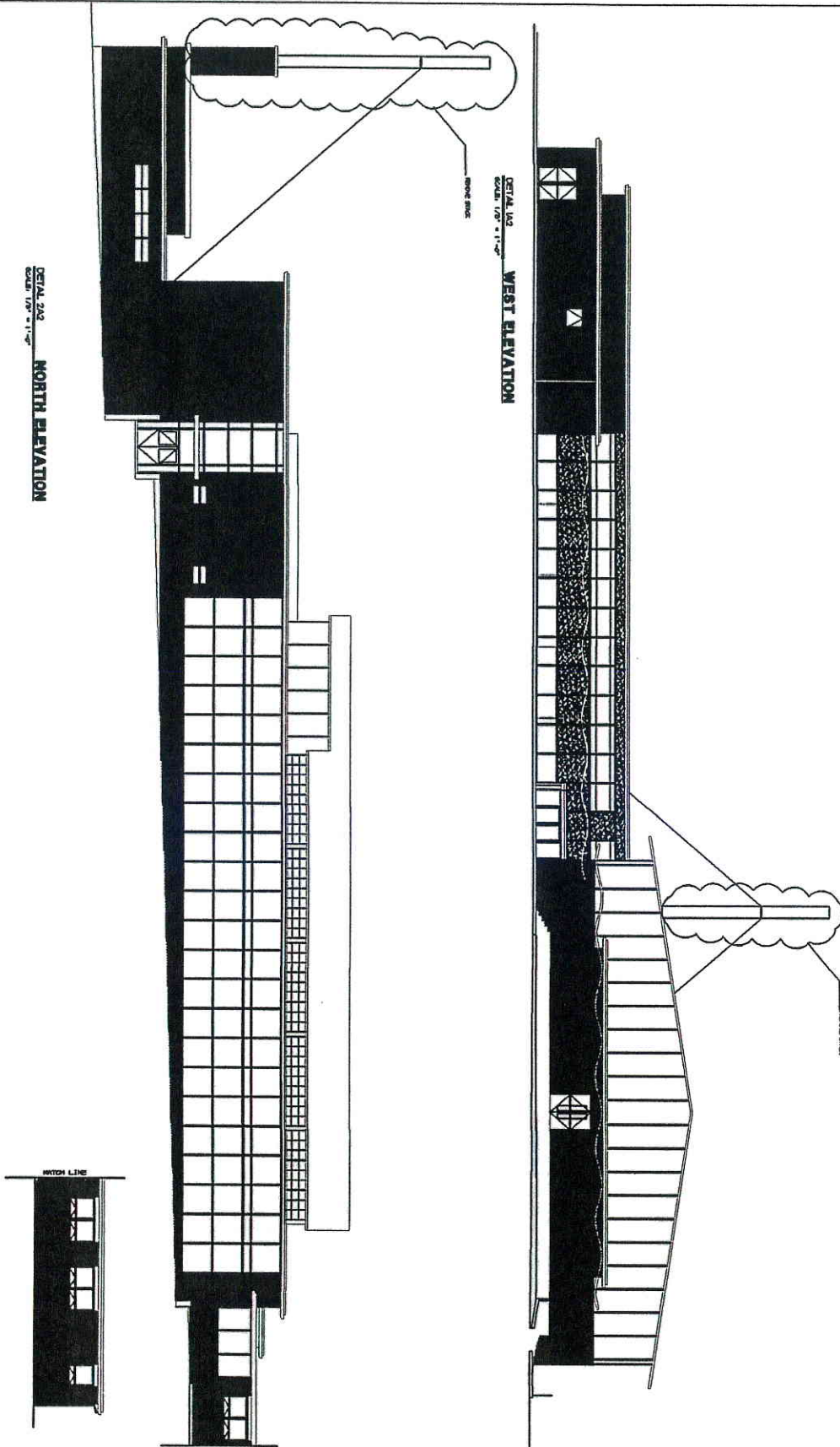


General Design, Inc. - Lead Project Contact - 300 S. Elm, Ste. 40, Branson, Mo. 65604-0200
 Yang Design Group
 Boyce Engineering, Inc.
 Commercial Building Services
 Crocker Engineering
 Edman Engineering
 Reed Engineering
 300 S. Elm, Ste. 40, Branson, Mo. 65604-0200
 300 S. Elm, Ste. 40, Branson, Mo. 65604-0200
 300 S. Elm, Ste. 40, Branson, Mo. 65604-0200
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OLD BRANSON HIGH SCHOOL
 Future Use Feasibility Study
 Branson, Missouri

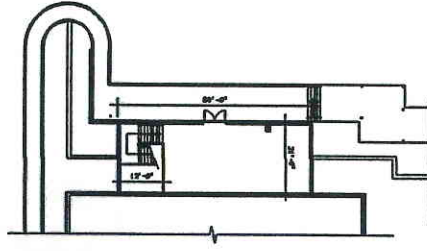
RENOVATE EXISTING
 WHITE BOX

THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT
 THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT. IT IS THE POLICY OF THE ARCHITECT, ENGINEER, INTERIOR DESIGNER, LANDSCAPE ARCHITECT, AND OTHER PROFESSIONAL PERSONS TO PROVIDE THESE DRAWINGS AND SPECIFICATIONS AS A SERVICE TO THE CLIENT. THESE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT, ENGINEER, INTERIOR DESIGNER, LANDSCAPE ARCHITECT, AND OTHER PROFESSIONAL PERSONS.

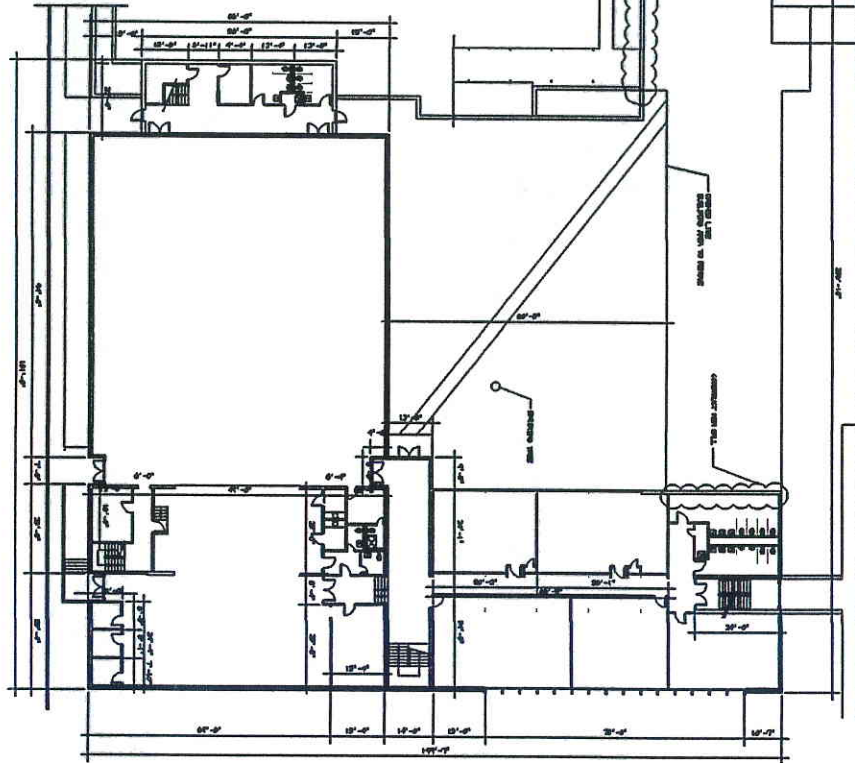


<p>General Design, Inc. - Lead Project Contact - Yang Design Group Boyer Excavating, Inc. Conestoga Building Services Crocker Engineering Edelman Engineering Roads Engineering</p>	<p>3500 E. Sun. Hwy. 65, Branson, Mo. 417-634-0200 55 West Adams Street #100, Branson, Mo. 417-635-0000 2500 S. Main Street, Branson, Mo. 417-635-0000 1500 S. Main Street, Branson, Mo. 417-635-0000 1500 S. Main Street, Branson, Mo. 417-635-0000 1500 S. Main Street, Branson, Mo. 417-635-0000 1500 S. Main Street, Branson, Mo. 417-635-0000</p>	<p>OLD BRANSON HIGH SCHOOL Future Use Feasibility Study Branson, Missouri</p>	<p>RENOVATE EXISTING WHITE BOX</p>
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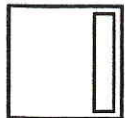
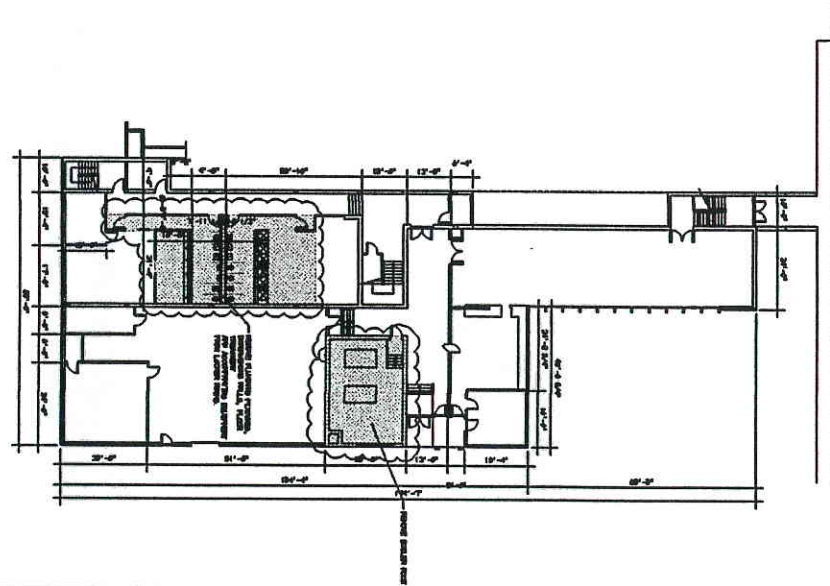
DETAIL 1A
WEST ENTRY ABOVE
SCALE: 1/4" = 1'-0"



DETAIL 2A
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



DETAIL 3A
GROUND FLOOR
SCALE: 1/4" = 1'-0"



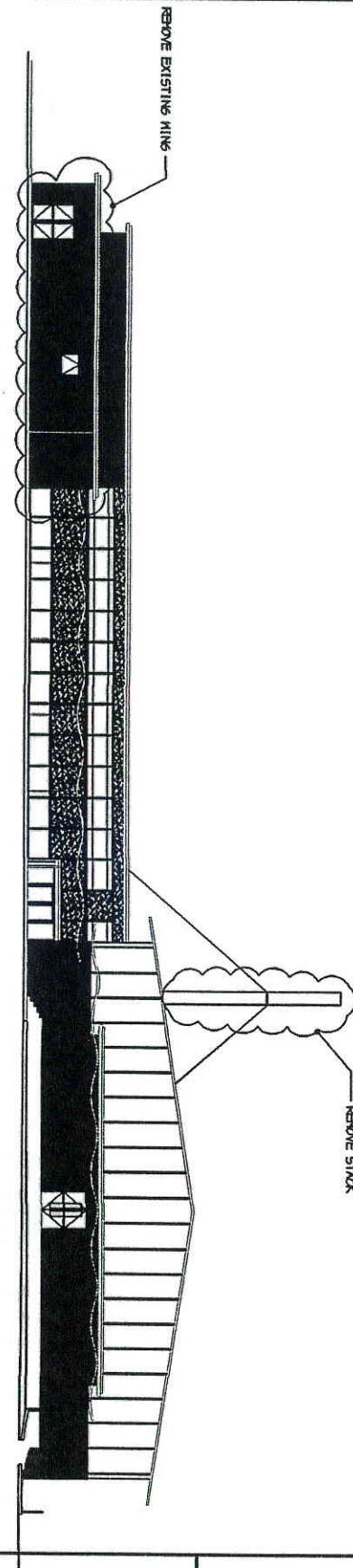
General Design, Inc. - Lead Project Consultant - 6025 S. So. Hwy. 85, Brown, Mo. 40-554-0225
 Yang Design Group
 Boyce Excavating, Inc.
 Cornerstone Building Services
 Crocker Engineering
 Edelman Engineering
 Reed Engineering

6025 S. So. Hwy. 85, Brown, Mo. 40-554-0225
 220 West Adams Street #202 Brown, Mo. 40-555-0225
 200 Commerce Street, Brown, Mo. 40-555-0225
 200 Commerce Street, Suite B, Brown, Mo. 40-555-0225
 400 East Main Street, Springfield, Mo. 40-555-0225
 4000 S. Village Lane, Springfield, Mo. 40-555-0225
 2404 State Highway 240 + 4 Brown, Mo. 40-554-0225

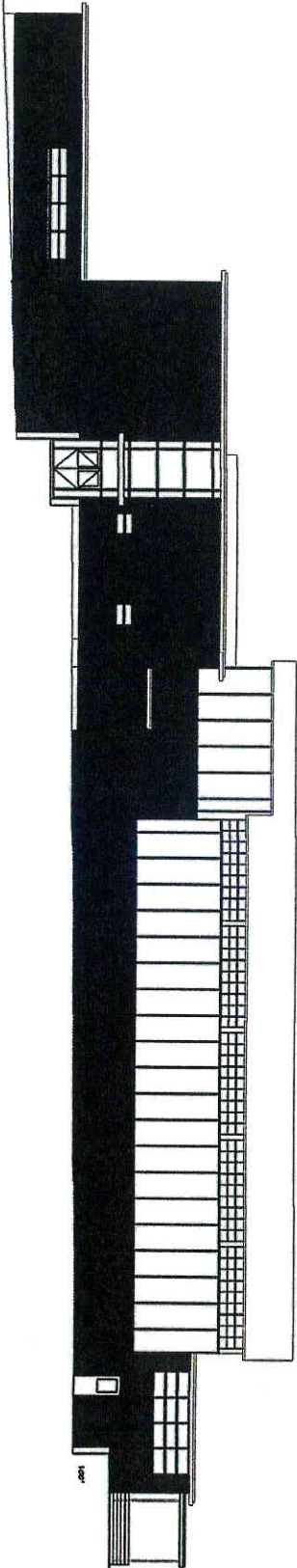
OLD BRANSON HIGH SCHOOL
 Future Use Feasibility Study
 Brown, Missouri

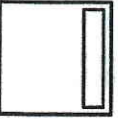
**REMOVE TWO-STORY
 WHITE BOX**

DETAIL 142
SCALE 1/8" = 1'-0"
WEST ELEVATION

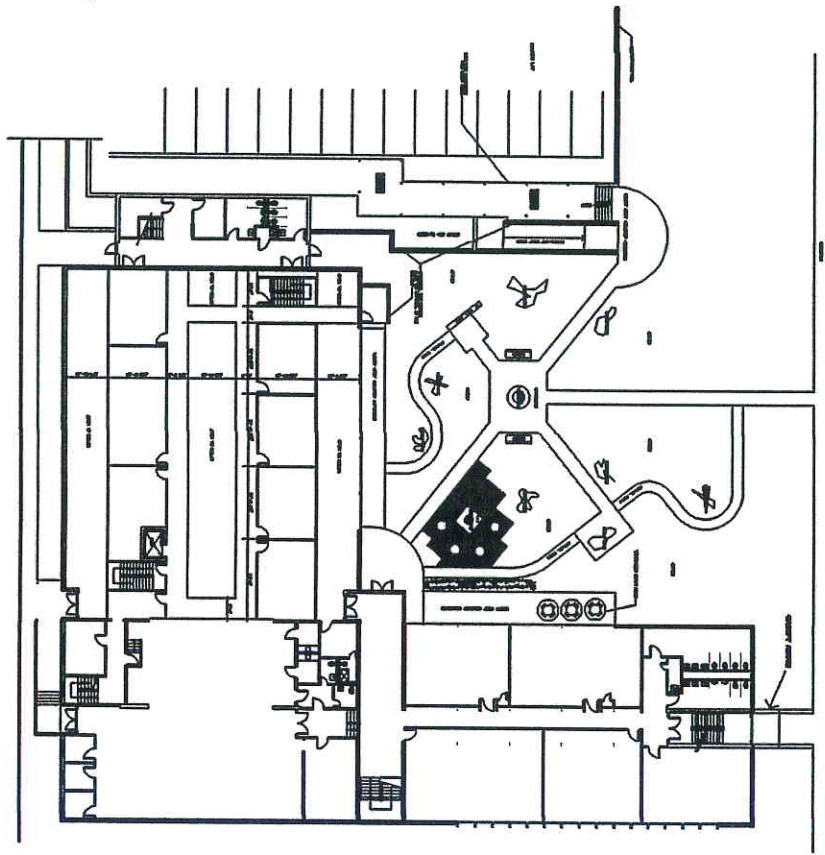


DETAIL 242
SCALE 1/8" = 1'-0"
NORTH ELEVATION

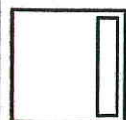
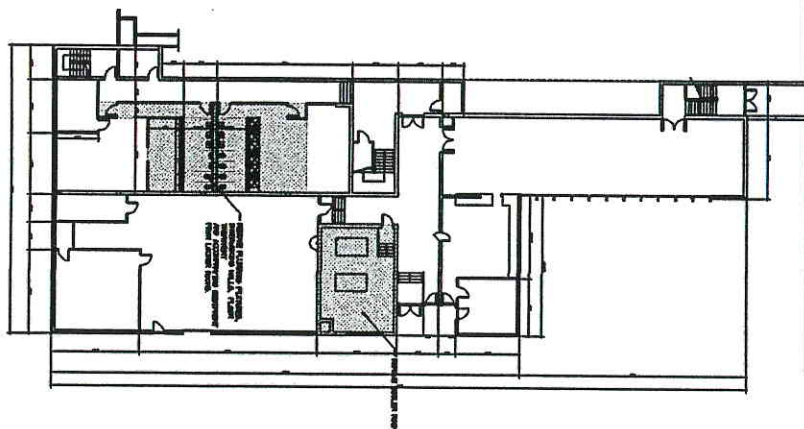


 <p>General Design, Inc. - Lead Project Contact - Yang Design Group Seyou Engineering, Inc. Cornerstone Building Services Creskier Engineering Edelman Engineering Reed Engineering</p>	<p>3000 E. Main Street, Suite 100, Branson, Mo. 65602-1000 300 West Adams Street #200 Branson, Mo. 65602-0200 300 West Adams Street, Branson, Mo. 65602-0200 300 West Adams Street, Suite 100, Branson, Mo. 65602-0200 3000 E. Main Street, Suite 100, Branson, Mo. 65602-1000 3000 E. Main Street, Suite 100, Branson, Mo. 65602-1000 3000 E. Main Street, Suite 100, Branson, Mo. 65602-1000</p>	<p>OLD BRANSON HIGH SCHOOL Future Use Feasibility Study Branson, Missouri</p>	<p>REMOVE TWO-STORY WHITE BOX</p>
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DETAIL A1
SCALE 1/16" = 1'-0"
SECOND FLOOR PLAN



DETAIL A2
SCALE 1/16" = 1'-0"
GROUND FLOOR PLAN



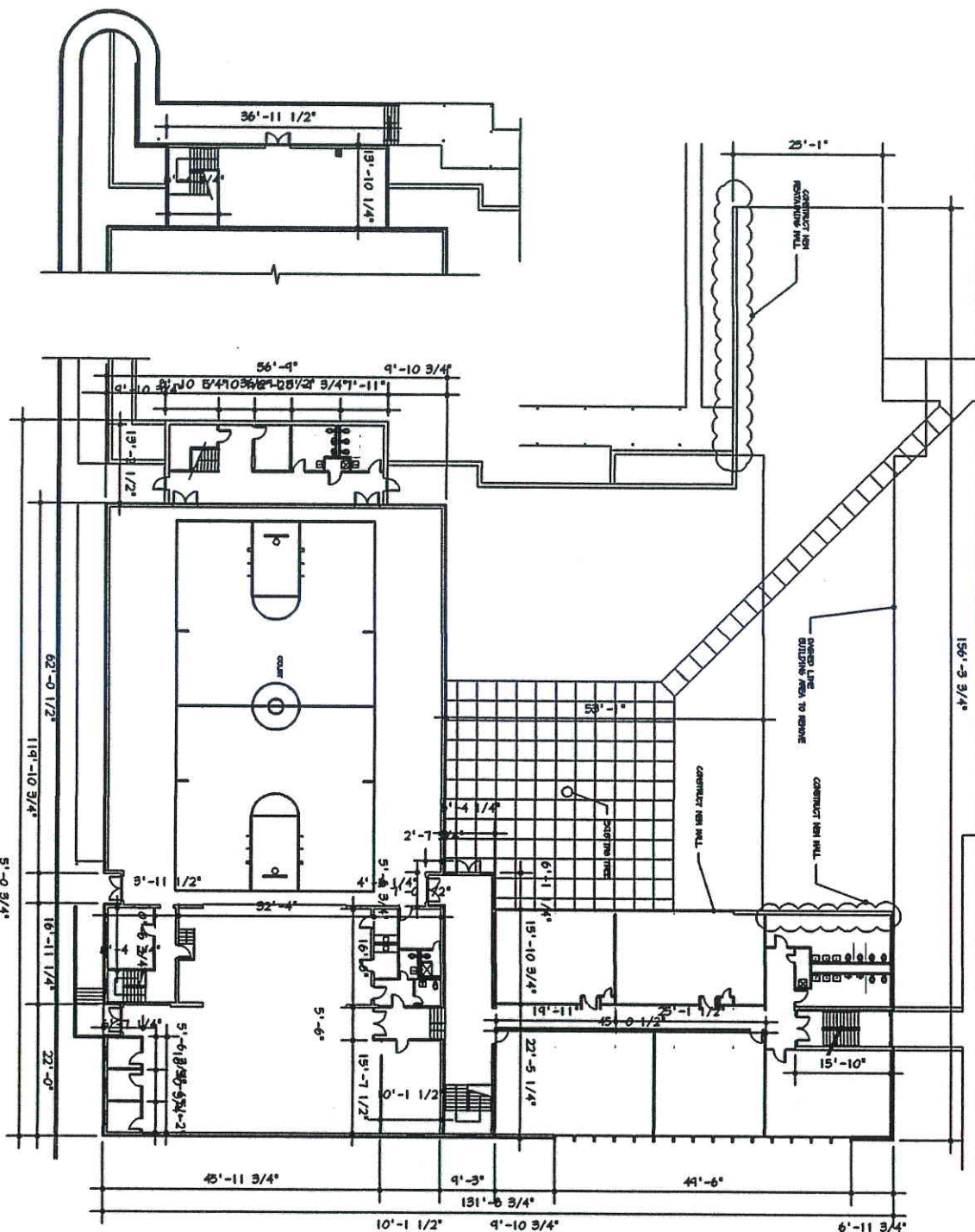
General Design, Inc. - Lead Project Contact -
Yang Design Group
Soyce Engineering, Inc.
Comprehensive Building Services
Orndorff Engineering
Edelman Engineering
Russell Engineering

3000 E. Elm, Ste. 60, Branson, Mo. 65604-0000
200 West Adams Street #100 Branson, Mo. 65602-0000
200 Southwest Blvd., Branson, Mo. 65602-0000
200 West Main Street, Branson, Mo. 65602-0000
200 West Main Street, Branson, Mo. 65602-0000
2000 E. Village Lane, Springfield, Mo. 65802-0000
2000 State Highway 540 + 4 Branson, Mo. 65604-0000

OLD BRANSON HIGH SCHOOL
Future Site Feasibility Study
Branson, Missouri

ARTS AND MEDIA CENTER

DETAIL 2A FIRST FLOOR PLAN



General Design, Inc. - Lead Project Contact -	2850 S. Elm, Dept. 64, Bremen, Ill. 61014-2205
Yang Design Group	2801 West Adams Street, #102, Bremen, Ill. 61012-0215
Bayco Engraving, Inc.	290 Schroeder Blvd., Bremen, Ill. 61012-0230
Comarcene Building Services	201 Westmoreland Blvd., Suite B, Bremen, Ill. 61012-0044
Creeber Engineering	6255 East Casey Lane, Springfield, Ill. 61105-0005
Edmund Engineering	6105 S. Wings Lane, Springfield, Ill. 61102-0006
Finlay Engineering	2014 State Highway 50 # 4, Bremen, Ill. 61012-0014

OLD BRANSON HIGH SCHOOL
Future Use Possibility Study
Benson, Missouri

OPTION 2a, PHASED

[illegible]

REPLYING TO THE CHALLENGE

I HEREBY CERTIFY THAT AT THE REQUEST OF: GENERAL DESIGN, I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREIN AND FOUND THE CONDITIONS TO BE AS NOTICED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MASSACHUSETTS MAPMAKING STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

—5—5—
—1—1—
—0—0—
UPPER GROUPO BENTON SCOUTS
FOOT
OFT FIELD ELECTRIC

NAME **RAY ARNOLD, L.B. SMITH**
 COMPANY **CONCRETE & REINFORCED L.B. SMITH, P.L.C. INC.**
 ADDRESS **1001 W. 15TH ST.**
 CITY **OKLAHOMA CITY, OKLA. 73101**
 PHONE **(405) 521-1518**
 FAX **(405) 521-1518**
 DATE **04-13-12**
 DRAWING BY **THS**
 CHECKED BY **M.B.**
 REVISIONS
 SCALE: 1" = 30'
 SHEET: 1 OF 1
 PROJECT:

1	2	3	4
5	6	7	8

SEC. CO.
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Team Biographies

General Design, Inc., team coordinator - plans, schematic design

Allen Johnson is the owner of General Design, Inc., a professional architectural firm in continuous business for 41 years. General Design, Inc., was formed in Illinois and moved to Branson in 1984. General Design has worked in 21 states. Mr. Johnson has been the architect on approximately 1,050 projects.

Examples of local projects include the Downtown Branson master plan and sidewalk/storefront plans, Tantone Development renovation and expansion, SouthTowne Shopping Center, Wilson's Creek National Battlefield Museum, several theaters and many offices, commercial, housing and motel projects. General Design, Inc., has designed numerous timeshare and whole ownership condominium projects in Missouri and in other states.

In addition to his continuous architectural activities he has co-owned, co-developed a theater and motel in Branson, Missouri. He has assembled and improved an 1800-acre tree farm in Howell County, Missouri and is a co-developer of a housing development in Forsyth, Missouri.

Mr. Johnson has been a featured speaker at numerous conferences on downtown redevelopment in various states and has spoken or been interviewed about grant writing in many forms of media varying from local papers to the McNeil-Lehrer report on National Public Television.

Yung Design Group - site planning, landscape design

The Yung Design Group Inc. was established by Bill Yung in 1975 to provide Landscape Architectural Services and Land Planning Services for select clientele seeking innovative solutions to Land Development problems. The firm was established in Wichita, Kansas, primarily to relate to an existing client base. From this beginning, the Yung Design Group Inc. has carefully grown, and in 1993, made the decision to move their offices to Branson, Missouri. The growth has been controlled and accomplished within the ethical guidelines originally established when they began. Yung Design Group Inc. has represented many clients, some continuously, for the past 30 years and has designed projects totalling well over 130,000 acres.

The Yung Design Group Inc. is comprised of a group of professional Landscape Architects, Land planners, graphic artists and a supporting staff of draftsmen, computer operators, clerical and office management. Their full time staff is well trained and very efficient. This allows the firm to meet clients' needs in a timely fashion and within budget. The Yung Design Group firm's strengths include Landscape Architecture, Land

Planning and Marketing Graphics. Throughout the firm's history, they have specialized in quality of service rather than quantity of services offered. This style of business allows for the principal and key staff members to work closely clients on a day-to-day basis. This hands on approach insures that the most experienced staff is attending to the problem solving process.

Boyce Excavating, Inc. - demolition cost estimate

Tom Boyce is a leading excavation contractor in Branson and is very familiar with the costs and procedures for demolition and removal of the building or its parts. The owner and president of Tom Boyce Excavating, Inc. Tom founded the company in 1989 with 2 employees. Today the company has grown to over 100 employees running jobs in different locations across the United States. Tom started in the excavating business in 1975 as a laborer working during the summers with various local construction companies. He worked his way up through the ranks as an operator then a supervisor for different companies before starting his own company.

Since 1989 Tom Boyce has been serving the Tri-lakes area as well as projects across the nation with only the highest ethical values and morals. From small jobs to multi-million dollar developments, the whole Boyce Excavating family is committed to providing our clients with world-class service, communication, and product.

Cornerstone Building Services - cost estimating for renovation

Cornerstone Construction owner Scott Bockman is a highly respected General Contractor and is very familiar with building construction costs in Branson. Scott has been in the construction industry since 1975 and has first-hand experience in just about every aspect of the building industry from metal buildings, HVAC, framing and roofing to tile and carpet, owning his own business for most of his adult life. Scott grew up in Wichita, Kansas and moved to the Branson area in 1992. Scott was a partner in FC Construction from 1993 until 2002. He has built many condominiums, shopping centers, theaters and lasting relationships over the past ten years. Scott's attention to detail and perfectionism make him an exceptional builder.

Cornerstone Construction is a commercial general contractor committed to total customer satisfaction. Their company is comprised of experienced individuals who maintain a strong foundation of trust and mutual respect developed through positive relationships with customers, architects, engineers, subcontractors, and suppliers. They are dedicated to providing the highest quality of work and to maintaining a reputation of honesty and commitment to exceptional service.

Crocker Engineering – mechanical, electrical and plumbing engineer

Crocker Consulting Engineers, Inc. is a registered professional engineering firm that has over 20 years of professional engineering experience. Crocker Consulting Engineers, INC is an engineering firm that can help you navigate through difficult issues. Pat Crocker has worked with General Design and Restoration, Inc. for several years and he is tasked with designing, or making required changes to mechanical, electrical and plumbing systems.

Edelman Engineering – structural engineer

Tom Edelman is a very experienced, knowledgeable and practical structural engineer who has worked in Branson, Springfield and the surrounding area for many years. Tom resides east of Springfield, Missouri.

Rozell Engineering – survey and site elevations

Eric Hodge is the Office Manager of Rozell Engineering Company, Engineering Section Inc., P.C. He holds a Bachelor of Science in Civil Engineering from the University of Missouri Rolla, and is a Professional Engineer in Missouri. Employment with general civil engineering consulting firms has given Mr. Hodge a diverse background of experience. Past projects include the design of water supply and distribution systems, gravity sanitary sewer collection systems, sanitary sewer lift station and force main collection systems, wastewater treatment plants, recirculating sand filters, wastewater lagoons, septic tank and soil absorption systems, stormwater conveyance systems, above ground and underground stormwater detention basins, streets, commercial site development, residential subdivisions, and railroads.



References:

1. Herzog, Stephen. "YMCA, classrooms among ideas for old high school." Branson Tri-Lakes Daily News. 3 Apr 2012. http://bransontrilakesnews.com/news_free/article_1426aa34-7dcc-11e1-ab27-001a4bcf887a.html (accessed Aug 1, 2012).
2. "ToxFAQs for Asbestos." Agency for Toxic Substances and Disease Registry. 1 Sep 2001. <http://www.atsdr.cdc.gov/toxfaqs/tf.asp?id=29&tid=4> (accessed Aug 8, 2012).
3. "Asbestos Basic Information." United States Environmental Protection Agency. 25 May 2012. <http://www.epa.gov/asbestos/pubs/help.html> (accessed Aug 2, 2012).
4. "ToxFAQs for Asbestos." Agency for Toxic Substances and Disease Registry. 1 Sep 2001. <http://www.atsdr.cdc.gov/toxfaqs/tf.asp?id=29&tid=4> (accessed Aug 8, 2012).
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8. Deborah Sachs Felt, Toxic Mold Litigation: The Frenzy Continues, 228 NEW YORK L.J. 4 (Dec. 6, 2002); see Lori Lichtman, Mold in Suits Springing Up in Pa., 25 PENN. L. WEEKLY 1 (Sept. 2, 2002).
9. "The Art of Toxic Mold Litigation." Smith, Gabrell and Russell, LLP. 2012. http://www.sgrlaw.com/resources/trust_the_leaders/leaders_issues/ttl1/592/ (accessed Aug 2, 2012).
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11. Sunbelt Environmental Services. Personal Communication by Tait R. Johnson. 8 Aug 2012.
12. William Rathje and Cullen Murphy, Rubbish! New York: HarperCollins, 1992
13. Herzog, Stephen. "YMCA, classrooms among ideas for old high school." Branson Tri-Lakes Daily News. 3 Apr 2012. http://bransontrilakesnews.com/news_free/article_1426aa34-7dcc-11e1-ab27-001a4bcf887a.html (accessed Aug 1, 2012).
14. "Creamery Arts Center." Springfield Creamery Arts Center. <http://springfieldarts.org/creamery> (accessed Aug 3, 2012).
15. "What is the Media Center?." Kiowa County Media Center. <http://www.kwksmedia.org/about-us.html> (accessed Jul 27, 2012).